
CITY OF SOUTH SAN FRANCISCO ZONING ORDINANCE

Title 20, South San Francisco Municipal Code

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Adopted by the City Council
November 12, 1986

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CITY OF SOUTH SAN FRANCISCO ZONING ORDINANCE

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Chapter 20.02
BASIC PROVISIONS

CHAPTER 20.02

BASIC PROVISIONS

Section:

20.02.010 Designation.

Section 20.02.010 Designation. Chapters 20.02 through 20.11 encompass provisions to specify the title, purpose, basic structure, and applicability of the zoning ordinance and to require conformity to this ordinance. These provisions shall apply to the entirety of the zoning ordinance and include the following:

Chapter 20.04: General Provisions

Chapter 20.06: Definitions

Chapter 20.08: Use Classification System

Chapter 20.11: Accessory Uses and Accessory Buildings

CHAPTER 20.04

GENERAL PROVISIONS

Sections:

20.04.010	Title--Reference.
20.04.020	Adoption of Zoning Plan.
20.04.030	Purpose.
20.04.040	Consistency of Zoning Ordinance with the South San Francisco General Plan.
20.04.050	Use Restriction.
20.04.060	Interpretation of the Ordinance.
20.04.070	Interpretation--Conflicts.
20.04.080	Effect on Other Ordinances.
20.04.090	No Relief from Other Provisions.
20.04.100	Inapplicability of Formal Rules of Evidence.

Section 20.04.010 Title--Reference. The ordinance codified in this title (Title 20) shall be known and cited as the "Zoning Ordinance of the City of South San Francisco" or the "Zoning Ordinance." Reference to section numbers herein are to the sections of this title.

Section 20.04.020 Adoption of Zoning Plan. There is hereby adopted a zoning or districting plan. The designations, locations, and boundaries of the districts or zones established including basic zoning districts, overlay districts, and specific plan districts, and the number, shape, and area thereof, are delineated upon the map entitled "Zoning District Map of the City of South San Francisco, San Mateo County, California," dated November 1986, which map and all notations and informations thereon are made a part of this title by this reference, a copy of said map is available in the office of the Planning Director.

Section 20.04.030 Purpose. The purpose of this title shall be to serve the public health, safety and general welfare; to implement the South San Francisco General Plan; and to achieve the following objectives:

- (a) To encourage the most appropriate use of land and the harmonious relationship among land uses.
- (b) To promote a safe and efficient traffic circulation system.
- (c) To provide open spaces for light and air.
- (d) To prevent the overcrowding of land and the undue concentration of population and to secure safety from fire and other dangers.

- (e) To facilitate the provision of needed community facilities.
- (f) To conserve and stabilize the value of property.
- (g) To conserve the City's natural beauty, to improve its appearance, and to enhance its physical character.

Section 20.04.040 Consistency of Zoning Ordinance With the South San Francisco General Plan. All actions, approvals and procedures taken with respect to or in accordance with this zoning ordinance shall be consistent with the South San Francisco General Plan. In the event this zoning ordinance becomes inconsistent with the South San Francisco General Plan by reason of the adoption of a new General Plan or by amendment of the existing General Plan or any of its elements, the zoning ordinance shall be amended within a reasonable time so that it is consistent with the newly adopted General Plan or remains consistent with the existing General Plan as amended. Additionally, all zoning ordinance amendments beyond those previously described shall be consistent with the South San Francisco General Plan. The procedure for the amendment of the zoning ordinance is contained in Chapter 20.87.

Section 20.04.050 Use Restriction. It is unlawful to erect, reconstruct, maintain, move or structurally alter any building, structure, or facility in any manner, or to use or allow the use of any building, facility or land for any purpose, other than as permitted by, and in conformance with, this title and all other ordinances, laws, and maps referred to herein.

Section 20.04.060 Interpretation of the Ordinance. If ambiguity arises concerning the content or application of the zoning ordinance, it shall be the duty of the Planning Director to ascertain all pertinent facts and interpret the ordinance. Alternatively, the Planning Director may request the Planning Commission to make the interpretation. An interpretation by the Planning Director may be appealed to the Planning Commission as provided in Chapter 20.90.

Section 20.04.070 Interpretation--Conflicts.

- (a) When interpreting and applying the provisions of this title, the provisions shall be held to be the minimum requirements for the promotion of the purpose of this title, as set forth in Section 20.04.030.
- (b) Except as provided in subsection (d) below and as otherwise specifically herein provided, it is not intended by the adoption of the ordinance codified herein to repeal, abrogate, annul, or in any way to impair or interfere with any existing provisions of law

or ordinance, or any rules, regulations, or permits previously adopted or issued, or which shall be adopted or issued pursuant to law relating to the erection, construction, establishment, moving, alteration, or enlargement of any building or improvement.

- (c) Except as provided in subsection (d) below, it is not intended by the adoption of the ordinance codified herein to interfere with or abrogate or annul any easement, covenant, or other agreement between parties.
- (d) In cases in which this title imposes a greater restriction upon the erection, construction, establishment, moving, alteration, or enlargement of buildings or the use of any such building or premises in the several districts established, or in any of them, than is imposed or required by any existing provisions of law or ordinance or by any rules, regulations, or permits, or by any easements, covenants, or agreements, then in such case, the provisions of this title shall control.

Section 20.04.080 Effect on Other Ordinances. The provisions of this title shall not be deemed or construed to repeal, amend, modify, alter or change any other ordinance or any part thereof not specifically repealed, amended, modified, altered, or changed herein, except in such particulars or matters as this title is more restrictive than such other ordinance or parts thereof; and that in all particulars where-in this title is not more restrictive, each such other ordinance shall remain in full force and effect.

Section 20.04.090 No Relief from Other Provisions. Except as otherwise specifically provided, no provision of this zoning ordinance shall be construed as relieving any party to whom a use permit or variance is issued from any other provision of state or federal law or from any provision, ordinance, rule, or regulation of the City requiring a license, franchise, or permit to accomplish, engage in, carry on, or maintain a particular business, enterprise, occupation, transaction, or use.

Section 20.04.100 Inapplicability of Formal Rules of Evidence.

- (a) **Formal Rules of Evidence Do Not Apply.** Except as otherwise expressly provided in this title, formal rules of evidence or procedure which must be followed in a court of record in this state shall not apply to hearings conducted pursuant to this title.
- (b) **No Presumption Regarding Error.** There shall be no presumption that error is prejudicial or that injury was done if error is shown.

CHAPTER 20.06

DEFINITIONS

Sections:

20.06.010	Title, Purpose, Applicability.
20.06.020	General Rules for Construction of Language.
20.06.030	General Terms.
20.06.040	Use Classifications.
20.06.050	General Definitions.

Section 20.06.010 Title, Purpose, Applicability. The provisions of Section 20.06.010 through Section 20.06.300, inclusive, shall be known as the Definitions. The purpose of these provisions is to promote consistency and precision in the interpretation of the zoning ordinance. The meaning and construction of words and phrases as set forth shall apply throughout the zoning ordinance, except where the context of such words and phrases clearly indicates a different meaning or construction. Definitions contained in the Uniform Building Code shall be applicable except when in conflict with definitions contained in the zoning ordinance, in which case the zoning ordinance definition shall prevail.

Section 20.06.020 General Rules for Construction of Language. The following general rules of construction shall apply to the textual provisions of the zoning ordinance:

- (a) Headings. Section and subsection headings contained herein shall not be deemed to govern, limit, modify, or in any manner affect the scope, meaning, or intent of any provision of the zoning ordinance.
- (b) Illustrations. In case of any difference of meaning or implication between the text of any provision and any illustration, the text shall control.
- (c) Shall and May. "Shall" is always mandatory and not discretionary. "May" is discretionary.
- (d) Tenses and Numbers. Words used in the present tense include the future, and words used in the singular include the plural, and the plural includes the singular, unless the context clearly indicates the contrary.
- (e) Conjunctions. Unless the context clearly indicates the contrary, the following conjunctions shall be interpreted as follows:

- (1) "And" indicates that all connected items or provisions shall apply.
- (2) "Or" indicates the the connected items or provisions may apply singly or in any combination
- (3) "Either . . . or" indicates that the connected items or provisions shall apply singly but not in combination.

Section 20.06.030 General Terms.

- (a) "City" means the City of South San Francisco.
- (b) "Commission" or "Planning Commission" means the Planning Commission of South San Francisco.
- (c) "Council" or "City Council" means the City Council of South San Francisco.
- (d) "County" means the County of San Mateo.
- (e) "Department" means the Department of Community Development and Administration of South San Francisco.
- (f) "Design review board" means an advisory board composed of five members who advise the Planning Director and Planning Commission on various architectural, landscaping, and sign plans.
- (g) "Director" or "Planning Director" means the Director of the Planning Division of the Department of Community Development and Administration.
- (h) "Federal" means the government of the United States of America.
- (i) "General plan" means the City of South San Francisco General Plan.
- (j) "Permitted" means permitted without the requirement for a use permit but subject to all other applicable regulations.
- (k) "Section" means a section of this title unless otherwise indicated.
- (l) "State" means the State of California.
- (m) "Used" includes "arranged for," "designed for," or "occupied."

Section 20.06.040 Use Classifications. Use types, the names of which always start with capital letters, are described in this chapter.

GENERAL DEFINITIONS

Section 20.06.050.

- (a) **Abutting.** Having a common boundary, except that parcels having no common boundary other than a common corner shall not be considered abutting.
- (b) **Accessory Building.** See "Building, Accessory."
- (c) **Accessory Use.** A use which (1) is subordinate to and serves a principal structure or a principal use; (2) is subordinate in area, extent and purpose to the principal structure or principal use served, occupying an area less than thirty (30) percent of the gross floor area of the principal structure or use, but excluding open storage; (3) is located on the same lot as the principal structure or use served except as otherwise expressly authorized by provisions of this ordinance; and (4) is customarily incidental to the principal use.
- (d) **Administrative and Business Offices.** The Administrative and Business Offices use type refers to offices of private firms or organizations which are primarily used for the provision of executive, management, or administrative services. Typical uses include administrative offices and services, including real estate, insurance, property management, investment, personnel, travel, secretarial services, telephone answering, and business offices of public utilities, organizations, and associations, or other use classifications when the service rendered is that customarily associated with administrative office services.
- (e) **Administrative Services.** The Administrative Services use type refers to consulting, record keeping, clerical, or public contact services that deal directly with the citizen, together with incidental storage and maintenance of necessary equipment and vehicles.
- (f) **Adult Entertainment.** The Adult Entertainment use type is specifically defined and regulated by Chapter 20.37. All criteria and conditions outlined in Chapter 20.37 are applicable to the designation of the Adult Entertainment use type.

- (g) **Alley.** See "Lane."
- (h) **Amendment.** Any change, modification, deletion, or addition to the wording, text, or substance of the zoning ordinance, or any change, modification, deletion, or addition to the application of the zoning ordinance to property within the City of South San Francisco including any alteration in the boundaries of a zone, when adopted by ordinance passed by the City Council in the manner prescribed by law.
- (i) **Animal, Livestock.** Domestic animals including, but not limited to, cattle, horses, sheep, hogs, and goats, raised for home use or for profit.
- (j) **Animal Production.** The Animal Production use type refers to the raising of animals or production of animal products, such as eggs or dairy products, on an agricultural or commercial basis. Typical uses include grazing, ranching, dairy farming, and poultry farming.
- (k) **Animal Sales and Services.** The Animal Sales and Services use type refers to establishments or places of business primarily engaged in animal-related sales and services. The following are Animal Sales and Services use types:
- (1) **Grooming and Pet Stores.** Grooming or selling of dogs, cats, and similar small animals. Typical uses include dog bathing and clipping salons, pet grooming shops, or pet stores and shops.
 - (2) **Kennels.** Kennel services provided within any lot, building, structure, enclosure, or premises whereupon or wherein are kept seven or more dogs, cats, or similar small animals in any combination for more than ten days, whether such keeping is for pleasure, profit, breeding, or exhibiting, and including places where dogs or cats or similar small animals in any combination are boarded, kept for sale, or kept for hire.
 - (3) **Veterinary.** Veterinary services for small animals. Typical uses include pet clinics, dog and cat hospitals, or animal hospitals (small animals).
- (1) **Animal, Small.** All dogs, cats, and other animals which, when fully grown, are or would be no larger than 36 inches at the shoulder and no heavier than 200 pounds; not including goats, sheep, bovine and other livestock animals.

- (m) Antenna. Any combination of wood, metal, or wire or any other substance which either alone or in combination with any supports is erected or constructed for the purpose of receiving or transmitting radio, television or any other sort of electronic or other type of signal.
- (n) Antiques and Collectibles. The Antiques and Collectibles use type refers to establishments primarily engaged in the sale of goods and merchandise which are one hundred years old or older or which are generally accumulated as a hobby or for study. Typical uses include antique shops and coin, stamp, and rare book dealers.
- (o) Attached Sign. Any sign which is painted, fixed, fastened or supported in whole or in part to any building or any sign which is attached to any other structure appended to a building. Examples of attached signs are projecting, roof, wall and awning signs.
- (p) Automotive and Equipment. The Automotive and Equipment use type refers to establishments or places of business primarily engaged in automotive-related or heavy equipment sales or services. The following are Automotive and Equipment use types:
- (1) Automotive Repairs. Repair of automobiles and the sale, installation, and servicing of automobile equipment and parts, but excluding body repair and painting. Typical uses include muffler shops, automobile repair garages, or automobile glass shops.
 - (2) Automotive Sales/Rentals. Sale, retail or wholesale or rental from the premises of automobiles, non-commercial trucks, motorcycles, motor homes and trailers together with incidental maintenance. Typical uses include automobile dealers, car rental agencies, or recreational vehicle sales and rental agencies.
 - (3) Cleaning. Washing and polishing of automobiles. Typical uses include automobile laundries or car washes.
 - (4) Commercial Parking. Parking of operable motor vehicles on a temporary basis within a privately owned off-street parking area with or without a fee. Typical uses include commercial parking lots or garages.

- (5) Equipment Repair/Sales. Repair of equipment such as aircraft, boats, recreational vehicles, trucks, etc., as well as the sale, installation, and servicing of automobile and other equipment and parts together with body repair, painting, and steam cleaning. Typical uses include truck transmission shops, body shops, or motor freight maintenance groups.
- (6) Storage of Operable Vehicles. Storage of operable vehicles, recreational vehicles, and boat trailers, but excluding commercial parking. Typical uses include recreational vehicle storage lots and bus and taxi storage lots.
- (7) Truck Stops. A business engaged in the sale of fuel and lubricants primarily for trucks, routine repair and maintenance of trucks, and associated uses such as selling food and truck accessories.
- (q) Average Slope. See "Slope, Average."
- (r) Awning. A structure made of metal with a metal frame attached to and projecting from a building.
- (s) Awning Sign. Any sign of any nature which is painted, printed, stamped, or otherwise attached to an awning.

Section 20.06.060.

- (a) Boarding House. Any residential building or portion thereof where lodging, or lodging and meals, for boarders is provided for compensation.
- (b) Building. Any structure having a roof supported by columns or by walls and designed for the shelter or housing of any person, animal or chattel.
- (c) Building, Accessory. A building or structure used only to serve an accessory use.
- (d) Building Code. Any ordinance of the City governing the type and method of construction of buildings, signs and sign structures and any amendments thereto and any substitute therefor, including but not limited to the Uniform Building Code, other state-adopted uniform codes and the Minimum Building Security Standards Ordinance.

- (e) Building Frontage. The lineal dimension, parallel to the ground, of a building abutting on a public street, or a parking lot accessory to that business even though another business may also have entitlement to that parking lot.
- (f) Building Height. See "Height, Building."
- (g) Building, Main. A building in which is conducted the principal use of the lot or building site on which it is situated.
- (h) Building Maintenance Services. The Building Maintenance Services use type refers to establishments primarily engaged in the provision of maintenance and custodial services to firms rather than individuals. Typical uses include janitorial, landscape maintenance, or window cleaning services.
- (i) Building Site. A lot or parcel of land occupied or to be occupied, by a main building and accessory buildings together with such open spaces as are required by the terms of this title and having its principal frontage on a street, road, highway, or waterway.
- (j) Business and Professional Services. The Business and Professional Services use type refers to establishments or places of business primarily engaged in the sale, rental, or repair of office equipment and the provision of services to offices of other businesses and organizations, rather than to individuals. Typical uses include office supply stores, photocopying centers, secretarial services, and office machine sales and repair stores.

Section 20.06.070.

- (a) Camper Shell. A structure designed to be mounted upon a motor vehicle that provides shelter from the elements but does not contain plumbing, refrigeration, cooking, heating, electrical equipment or other facilities for human habitation.
- (b) Canopy. A structure made of cloth with a metal frame attached to and projecting from a building.
- (c) Canopy Sign. Any sign of any nature which is painted, printed, stamped, sewed, or otherwise attached to a canopy.
- (d) Carport. See "Garage."

- (e) CEQA. The California Environmental Quality Act of 1970, as amended, setting forth requirements for governmental agencies at all levels to develop standards and procedures necessary to protect environmental quality, and setting forth regulations for the preparation of environmental documents.
- (f) Cocktail Lounge. The Cocktail Lounge use type refers to an establishment or place of business primarily engaged in the preparation and retail sale of alcoholic beverages for consumption on the premises. Typical uses include taverns, bars, cocktail lounges, and similar uses other than Eating and Drinking Establishments.
- (g) Coin-Operated Amusement Device. Any device, machine, apparatus or other instrument (including but not limited to electronic games, marble games, and pinball games) the operation of which is permitted, controlled, allowed, or made possible by the deposit or placing of any coin, plate, disk, slug, or key into any slot, receptacle, crevice, or other opening, or by the payment of any fee or fees, for its use as a game or contest of any description, or which may be used for any such game or contest, and the use or possession of which is not prohibited by any laws of the State of California.
- (h) Combination Sign. A sign incorporating any combination of features of freestanding sign, projecting sign or roof sign.
- (i) Commercial Recreation. The Commercial Recreation use type refers to establishments or places of business primarily engaged in the provision of sports, entertainment, or recreation for participants or spectators. The following are Commercial Recreation use types:
 - (1) Amusement Arcade. Public place of amusement or public place of business in which three or more coin-operated amusement devices are installed and includes any place open to the public, whether or not the primary use of the premises is devoted to the operation of such devices.
 - (2) Indoor Entertainment. Predominantly spectator uses conducted within an enclosed building. Typical uses include motion picture theaters, meeting halls, and dance halls.

- (3) Indoor Sports and Recreation. Predominantly participant sports conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice and roller skating rinks, indoor racquetball courts, athletic clubs, and physical fitness centers.
- (4) Outdoor Entertainment. Predominantly spectator uses conducted in open or partially enclosed or screened facilities. Typical uses include sports arenas, racing facilities, and amusement parks.
- (5) Outdoor Sports and Recreation. Predominantly participant sports conducted in open or partially enclosed or screened facilities. Typical uses include driving ranges, miniature golf courses, golf courses, swimming pools, and tennis courts.
- (j) Commercial Vehicle. A motor vehicle customarily used for the commercial transportation of goods or people, or customarily used as part of a business operation, but excluding automobiles and pick-up trucks smaller than three-quarter ton, provided the automobile or pick-up truck does not display the name or symbol of the business.
- (k) Community Education. The Community Education use type refers to educational services provided by public, private, or parochial institutions. Typical uses include elementary, junior high, and senior high schools and junior colleges.
- (l) Community Recreation. The Community Recreation use type refers to recreational, social, or multi-purpose uses within buildings with no fixed seats and occupancy limited to five hundred or fewer. Typical uses include private, non-commercial clubs.
- (m) Construction Sales and Service. The Construction Sales and Service use type refers to establishments or places of business primarily engaged in construction activities and incidental storage on lots other than construction sites as well as the retail or wholesale sale from the premises of materials other than retail sales of paint, fixtures, and hardware used in the construction of buildings or other structures, but excludes those uses classified as one of the Automotive and Equipment use types. Typical uses include tool and equipment rental or sales and building materials stores.

- (n) **Convalescent Services.** The Convalescent Services use type refers to the provision of bed care and in-patient services for persons requiring regular medical attention, but excludes a facility providing surgical or emergency medical services and a facility providing care for alcohol or drug addiction.
- (o) **Convenience Sales.** The Convenience Sales use type refers to establishments or places of business primarily engaged in the provision of frequently or recurrently needed small personal items for residents within a reasonable walking distance and generally offering extended hours of operation. These include various general retail sales of an appropriate size and scale to meet the above criteria. Typical uses include neighborhood grocery or drug stores and markets.
- (p) **Crop Production.** The Crop Production use type refers to the raising and harvesting of tree crops, row crops, or field crops on an agricultural or commercial basis, including packing and processing.
- (q) **Cultural and Library Services.** The Cultural and Library Services use type refers to non-profit, museum-like preservation and exhibition of objects of permanent interest in one or more of the arts and sciences, gallery exhibition of works of art or library collection of books, manuscripts, etc., for study and reading.
- (r) **Custom Manufacturing.** The Custom Manufacturing use type refers to establishments primarily engaged in on-site production of goods by hand manufacturing which involves only the use of hand tools or domestic mechanical equipment not exceeding two horsepower or a single kiln not exceeding eight kilowatts, and the incidental direct sale to consumers of only those goods produced on-site. Typical uses include ceramic studios, candle making shops, or custom jewelry manufacturers.

Section 20.06.080.

- (a) **Day Care Services.** The Day Care Services use type refers to the use of a building or a portion thereof for the daytime care of individuals under eighteen years of age. This use type includes nursery schools, preschools, day care centers, and similar uses, but excludes those classified under Community Education. The following are day care services use types:

- (1) Day Care Center. Day care services provided in a child day care facility other than a family day care home, including infant centers, nursery schools, and preschools.
- (2) Large Family Day Care Home. See "Family Day Care Home."
- (b) Defective Goods Sales. The Defective Goods Sales use type refers to establishments primarily engaged in the sale of goods and merchandise that have imperfections in their design or manufacture or have been damaged. Typical uses include "seconds" stores.
- (c) Density. The number of dwelling units per net acre, for residential uses.
- (d) Development Sign. A sign listing the owner, architect, landscape architect, engineer, planner, contractor, or other person or firm participating in the development or construction or financing of the project on the premises on which the sign is located.
- (e) District. A portion of the City within which certain uses of land and building are permitted or prohibited and within which certain yards and other open spaces are required and certain height limits are established for buildings, all as set forth and specified in this title.
- (f) Double-Faced Sign. A sign designed to be viewed from two directions and which at no point is thicker than twenty-four inches, measured from the exterior surface of each face, and the two faces of the sign are either parallel or the angle between them is thirty degrees or less.
- (g) Drive-Through Window. A feature of a building which permits customers to receive services or obtain goods while remaining in their motor vehicles provided that services or goods directly related to the motor vehicle, such as car washing or gasoline, are not included.
- (h) Duplex. See "Family Residential: Two-Family Duplex."
- (i) Dwelling. A building or portion thereof used exclusively for residential purposes and accessory uses thereto, including single-family, two-family, and multiple dwellings, but not including hotels, motels, and boarding houses.

- (j) Dwelling Unit. Any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking, and sanitation, for not more than one family.
- (k) Dwelling, Multiple. A building or portion thereof used and designed as a residence for three or more families living in independent, separate units, including apartment houses and residential condominiums.

Section 20.06.090.

- (a) Eating and Drinking Establishments. The Eating and Drinking Establishments use type refers to establishments or places of business primarily engaged in the sale of prepared food and beverages for on-premise consumption, but excludes those uses classified under the Cocktail Lounge use type. The following are Eating and Drinking Establishments use types:
 - (1) Convenience. Establishments or places of business primarily engaged in the preparation and retail sale of food and beverages, and which do not provide for ordering at the tables, if any. Typical uses ice cream parlors, sandwich shops, and delicatessens.
 - (2) Limited Service. Establishments or places of business primarily engaged in the sale of prepared food and beverages and which include one or more of the following characteristics: containers and utensils are disposable; table service is not provided; food is often taken out; customers are expected to bus their containers and utensils; or drive-through windows are provided. This use may include the on-site sale of beer and wine. Typical uses include drive-in and fast-food restaurants.
 - (3) Full Service. Establishments or places of business primarily engaged in the sale of prepared food and beverages on the premises, which generally have a customer turnover rate of one hour or longer, but excluding Convenience and Limited Service Eating and Drinking Establishments. This use may include the on-site sale of beer and wine. Typical uses include diners, coffee shops, and dinner house restaurants.
- (b) Electrical Code. Any ordinance of the City regulating the alteration, repair and the installation and use of electricity or electrical fixtures.

- (c) Energy Storage. The Energy Storage use type refers to the storage of gas or other energy sources used solely by agricultural equipment on the premises.
- (d) Environmental Assessment. A formal evaluation process to determine whether a proposed project may have a significant impact on the environment.
- (e) Environmental Impact Report. A report which analyzes the environmental effects of a proposed project pursuant to CEQA.
- (f) Erect. To build, construct, attach, hang, place, suspend or affix to or upon any surface. Such term shall also include the painting of wall signs.
- (g) Essential Services. The Essential Services use type refers to services which are necessary to support principal development and involve only minor structures such as gas distribution pipelines, electrical distribution lines, utility poles, and pole transformers which are necessary to support principal development, but exclude antennas and antenna towers.

Section 20.06.100.

- (a) Face of Building. The general outer surface of the structure or walls of a building. Where bay windows or pillars project beyond the walls, the outer surface of the windows or pillars shall be considered to be the face of the building.
- (b) Face of Sign. See "Sign Face."
- (c) Facility. A building, structure, or any improvement to land such as a parking lot or sign.
- (d) Factory-Built Housing. A residential building, dwelling unit, or an individual dwelling room or combination of rooms thereof, or building component, assembly, or system manufactured in such a manner that all concealed parts or processes of manufacture cannot be inspected before installation at the building site without disassembly, damage, or destruction of the part, including units designed for use as part of an institution for resident or patient care, which is either wholly manufactured or is in substantial part manufactured at an off-site location to be wholly or partially assembled on-site in accordance with building standards published in the State Building Standards Code and other regulations adopted by the commission pursuant to California Health and Safety Code Section

19990. Factory-built housing does not include a mobile home, as defined in Section 18211, mobile accessory building or structure, as defined in Section 18213, a recreational vehicle, as defined in Section 18215.5, or a commercial coach, as defined in Section 18218 of the Health and Safety Code.

- (e) Family. One or more persons occupying a premises and living as a single housekeeping unit, as distinguished from a group occupying a hotel, club, or fraternity or sorority house. A family shall be deemed to include necessary servants.
- (f) Family Day Care Home. A home which regularly provides care, protection, and supervision of twelve or fewer children, in the provider's own home, for periods of less than twenty-four hours per day, while the parents or guardians are away, and includes the following:
 - (1) "Large Family Day Care Home" means a home which provides family day care to seven to twelve children, inclusive, including children who reside at the home.
 - (2) "Small Family Day Care Home" means a home which provides family day care to six or fewer children, including children who reside at the home.
- (g) Family Residential. The occupancy of living quarters by one or more families. The following are Family Residential use types:
 - (1) Single Family Detached. The use of a site for only one dwelling unit that is set back from all parcel lines.
 - (2) Two-Family Duplex. The use of a site for two dwelling units within a single building.
 - (3) Single-Family Semi-Attached. The use of a site for a single dwelling unit constructed with only the garage wall abutting, or in common with, the garage of the dwelling unit on the adjacent parcel.
 - (4) Townhouse. The use of a site for two or more dwelling units, constructed with common or abutting walls and each located on its own separate parcel within the townhouse group.
 - (5) Single-Family Group. The use of a site for two or more dwelling units which are not attached.

- (6) Multi-Family. The use of a site for three or more dwelling units within one or more buildings.
- (7) Caretaker. The use of a site for a dwelling unit in addition to a permitted business located on the same site provided that the occupant of the dwelling unit operates, manages, or provides security to said business.
- (h) Financial Services. The Financial Services use type refers to establishments primarily engaged in the provision of financial and banking services. Typical uses include banks, savings and loan institutions, loan and lending activities, check cashing facilities (including mobile facilities), and similar services.
- (i) Floor Area, Gross. The area included within the surrounding exterior finish wall surface of a building or portion thereof, exclusive of vent shafts and courts. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the area under the horizontal projection of the roof or floor above.
- (j) Food Preparation. The Food Preparation use type refers to establishments primarily engaged in the preparation of food products only for off-site sales. Typical uses include wholesale bakeries.
- (k) Food and Beverage Retail Sales. The Food and Beverage Retail Sales use type refers to establishments or places of business primarily engaged in the retail sale of food and beverages for home consumption. Typical uses include groceries, liquor stores, or delicatessens with take-out facilities only.
- (l) Freestanding Sign. Any sign supported wholly by uprights or braces placed in the ground. Examples of freestanding signs are pole and monument signs.
- (m) Freeway. A highway in respect to which the owners of abutting lands have no right or easement of access to or from their abutting lands or in respect to which such owners have only restricted right or easement of access.
- (n) Funeral and Interment Services. The Funeral and Interment Services use type refers to establishments primarily engaged in the provision of services involving the care, preparation, or disposition of human dead.

Section 20.06.110.

- (a) Garage. A building or portion thereof, containing accessible and usable enclosed space for the parking or storage of motor vehicles.
- (b) Garage or Carport, One-Car. An accessible and usable covered space designed and constructed for the parking or storage of one motor vehicle, the minimum inside dimensions of which are ten (10) feet in width by twenty (20) feet in length. A carport is not considered an enclosed space.
- (c) Garage or Carport, Two-Car. An accessible and usable covered space, designed and constructed for the parking or storage of two motor vehicles, the minimum inside dimensions of which are twenty (20) feet in width by twenty (20) feet in length. A carport is not considered an enclosed space.
- (d) Gasoline Sales. The Gasoline Sales use type refers to establishments or places of business primarily engaged in the retail sale, from the premises, of petroleum products with the incidental sale of tires, batteries, and replacement items, lubricating services, and minor repair services. Up to fifteen percent of the total floor area of any service station building can be used for retail sales of items for the convenience of travelers. These items are defined as those which may be legally consumed or used within a vehicle, such as snack foods, soft drinks, and other package food items, and sundry items which one uses when traveling, such as tissues, film, razor blades, magazines, etc. No alcoholic beverage sales are allowed. Typical uses include automobile service stations, or filling stations.
- (e) General Industrial. The General Industrial use type refers to industrial plants primarily engaged in manufacturing, compounding, processing, assembling, packaging, treatment, or fabrication of materials and products.
- (f) Grade. The lowest point of elevation of the finished surface of the ground, paving, or sidewalk within the area between the building and the property line, or when the property line is more than five feet from the building, between the building and a line five feet from the building.
- (g) Gross Floor Area. See "Floor Area, Gross."

- (h) Grounding Rod. A metal pole permanently positioned in the earth to serve as an electrical conductor through which electrical current may safely pass and dissipate.
- (i) Group Care. The Group Care use type refers to services provided in residential facilities licensed by the Director of the State Department of Social Services to serve seven or more persons, but excludes those uses classified under Day Care Services and Major Public Services. Typical uses include halfway houses, intermediate care facilities, or senior citizen board and care homes.
- (j) Group Residential. The occupancy of living quarters by a group or groups of persons not defined as families on a weekly or longer basis, such as boarding houses.

Section 20.06.120.

- (a) Height, Building. The vertical distance above grade or average grade measured to the highest point of the coping or parapet wall of a flat roof or to the highest point of a peaked, mansard or shed roof. The height of a stepped or terraced building is the maximum height of any segment of the building.
- (b) Height of Roof. The vertical distance from the bottom of the roof fascia to the highest point on the roof.
- (c) Height of Sign. The vertical distance from the upper-most point used in measuring the area of a sign as defined herein, to the grade or average grade below such point.
- (d) Home Occupation. Any use customarily carried on within the living area of a dwelling by the inhabitants thereof which use is incidental to the residential use of the dwelling, and subject to the limitations in Section 20.11.020.
- (e) Horticulture. The Horticulture use type refers to premises primarily devoted to horticultural and floricultural specialties such as flowers, shrubs, and trees intended for ornamental or landscaping purposes. The following are horticulture use types:
 - (1) Cultivation. Cultivation of plants.
 - (2) Storage. Storage of plants, primarily in containers, for wholesale sale, including wholesale nurseries.

This diagram is illustrative only and is not part of the zoning ordinance.

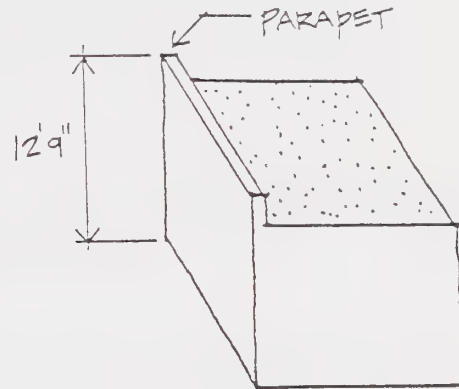
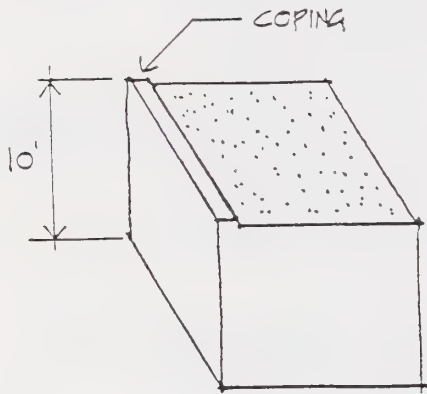
Figure 1

Section 20.06.120

Height, Building

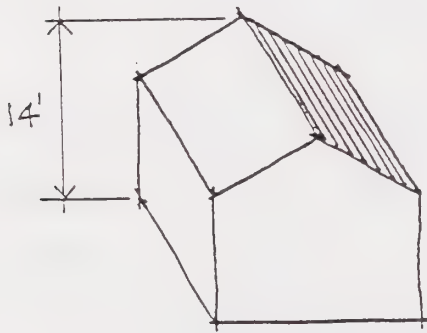
Flat Roof

The height is measured from grade to the highest point of the parapet wall or coping.

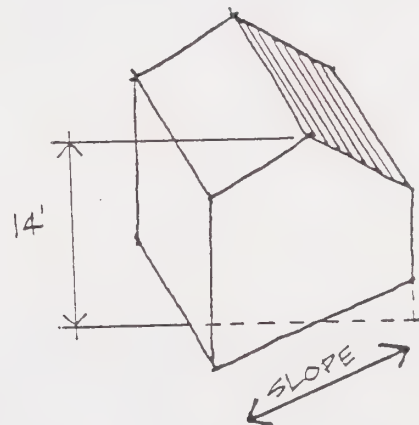


Peaked, Mansard, or Shed Roof

The height is measured from grade (or average grade) to the highest point of the roof.



LEVEL SITE



SLOPING SITE

- (f) Hospital Services. The Hospital Services use type refers to a facility which specializes in giving clinical, temporary and emergency services of medical or surgical nature to injured persons and which maintains and operates 24-hour inpatient services for the diagnosis and treatment of patients. To be considered a hospital, the institution must be licensed by the State Department of Health.
- (g) Hotel. A commercial facility, other than a motel, containing guestrooms for the temporary use of transients where access to individual units is predominantly by means of common interior hallways.

Section 20.06.130.

- (a) Identification Sign. A sign which serves to tell the name and address of the premises upon which the sign is located or to which it is affixed.
- (b) Illuminated Sign. Any sign which has characters, letters, figures, designs or outline illuminated by electric lights or luminous tubes as an integral part of the sign, but excluding signs illuminated by an exterior light source.
- (c) Immediate Care Facility. Medical clinic where only emergency and immediate medical care is dispensed, but provides no overnight or extended stay services.
- (d) Inoperable Vehicle Storage. The Inoperable Vehicle Storage use type refers to premises devoted to the parking or storage of inoperable vehicles, but excludes vehicle salvage yards. Typical uses include truck storage yards and tow storage yards.

Section 20.06.140 (Reserved).

Section 20.06.150 (Reserved).

Section 20.06.160.

- (a) Landscaped Freeway. One or more sections of a freeway as to which at least one side of the right-of-way is or may be improved by the planting of lawns, trees, shrubs, flowers, or other ornamental vegetation which shall require reasonable maintenance. The character of a freeway is not changed to a landscaped freeway merely by planting for the purpose of erosion control, traffic safety requirements, reduction of fire hazards, or traffic noise abatement.

This diagram is illustrative only and is not part of the zoning ordinance.

Figure 2

Section 20.06.130 Identification Sign.



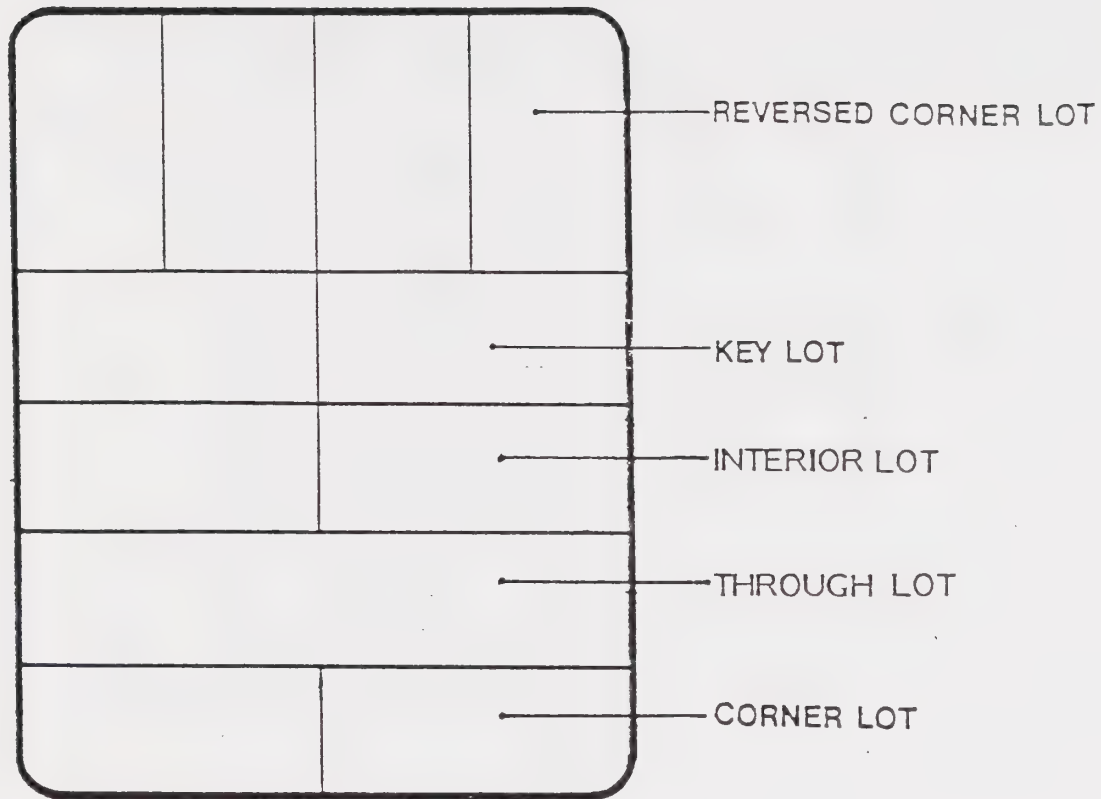
- (b) Landscaping. Living vegetation, planted in the ground, including some combination of trees, ground cover, shrubs, vines, flowers, or lawns.
- (c) Lane. Any public thoroughfare with an overall width of less than twenty-five feet which is primarily used to access side and rear entrances to property or affords a secondary means of access to the block and to abutting property.
- (d) Laundry Services. The Laundry Services use type refers to establishments primarily engaged in the provision of laundering, dry cleaning, or dyeing services other than those classified as Personal Services. Typical uses include laundry agencies, diaper services, or linen supply services.
- (e) Large Family Day Care Home. See "Family Day Care Home."
- (f) Light Manufacturing. The Light Manufacturing use type refers to the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products.
- (g) Livestock Animal. See "Animal, Livestock."
- (h) Lodging Services. The Lodging Services use type refers to establishments primarily engaged in the provision of lodging on a less-than-weekly basis with incidental food, drink, and other sales and services intended for the convenience of guests, but excludes those classified under Group Residential. Typical uses include hotels and motels.
- (i) Lot. A parcel of land which has its principal frontage on a public street, road, highway, or private road established pursuant to the provisions of Title 19. For the purpose of this title, the term "lot" and "parcel" shall be considered synonymous. The classifications of lots are:
 - (1) Corner. A lot bounded by two or more adjacent streets which have an angle of intersection of not more than one hundred thirty-five (135) degrees.
 - (2) Through. An interior lot having frontage on two parallel or approximately parallel streets.

- (3) Flag or Panhandle. A lot with access to a street by means of a corridor having not less than twenty feet of width. The area of the access corridor shall be included in determining the site area of a "flag" or "pan-handle" lot.
- (4) Interior. A lot other than a corner lot.
- (5) Key. The first lot to the rear of a reversed corner whether or not it is separated from this lot by an alley.
- (6) Reversed Corner. A corner lot, the side street line of which is substantially a continuation of the front lot line of the lot upon which the rear of this corner lot abuts.
- (j) Lot Area. The area of a lot measured horizontally between bounding lot lines.
- (k) Lot Depth. The horizontal distance between the front and rear lot lines, measured in the mean direction of the side lot lines.
- (l) Lot Front. The narrowest dimension of the lot facing a street.
- (m) Lot Line. Any boundary of a lot. The classifications of lot lines are:
 - (1) Front. On an interior lot, the line separating the parcel from the street. On a corner lot, the shorter lot line abutting a street. On a through lot, the lot line abutting the street providing the primary access to the lot. On a flag or panhandle lot, the interior lot line most parallel to and nearest the street from which access is obtained.
 - (2) Interior. Any lot line not abutting a street.
 - (3) Rear. The lot line not intersecting a front lot line which is most distant from and most closely parallel to the front lot line; and, in the case of an irregular or triangular lot, a line within the lot most nearly parallel to and at the maximum distance from the front lot line, having a length of at least ten feet.
 - (4) Side. Any lot line which is not a front or rear lot line.

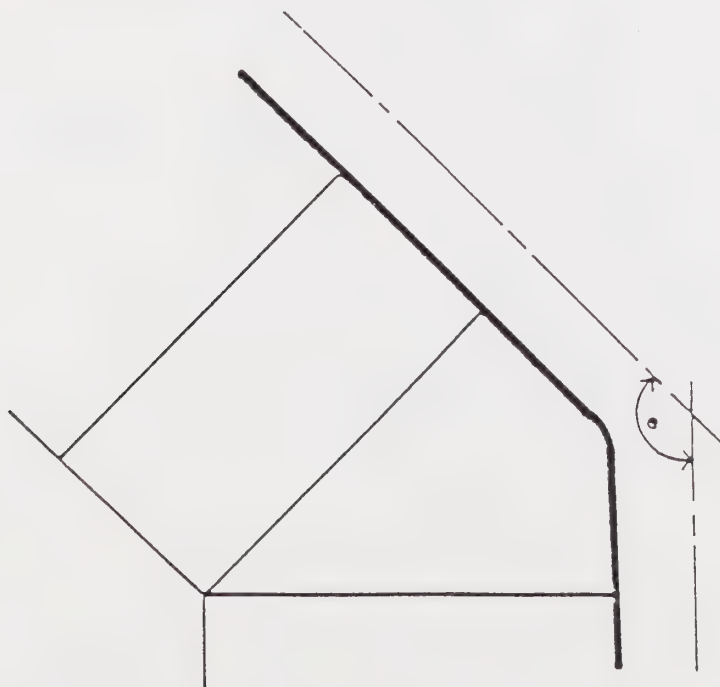
Figure 3

This diagram is illustrative only and is not part of the zoning ordinance.

Subsection 20.06.160. Corner, Reversed Corner, Key, Through, and Interior Lots.



Corner Lot vs. Interior Lot

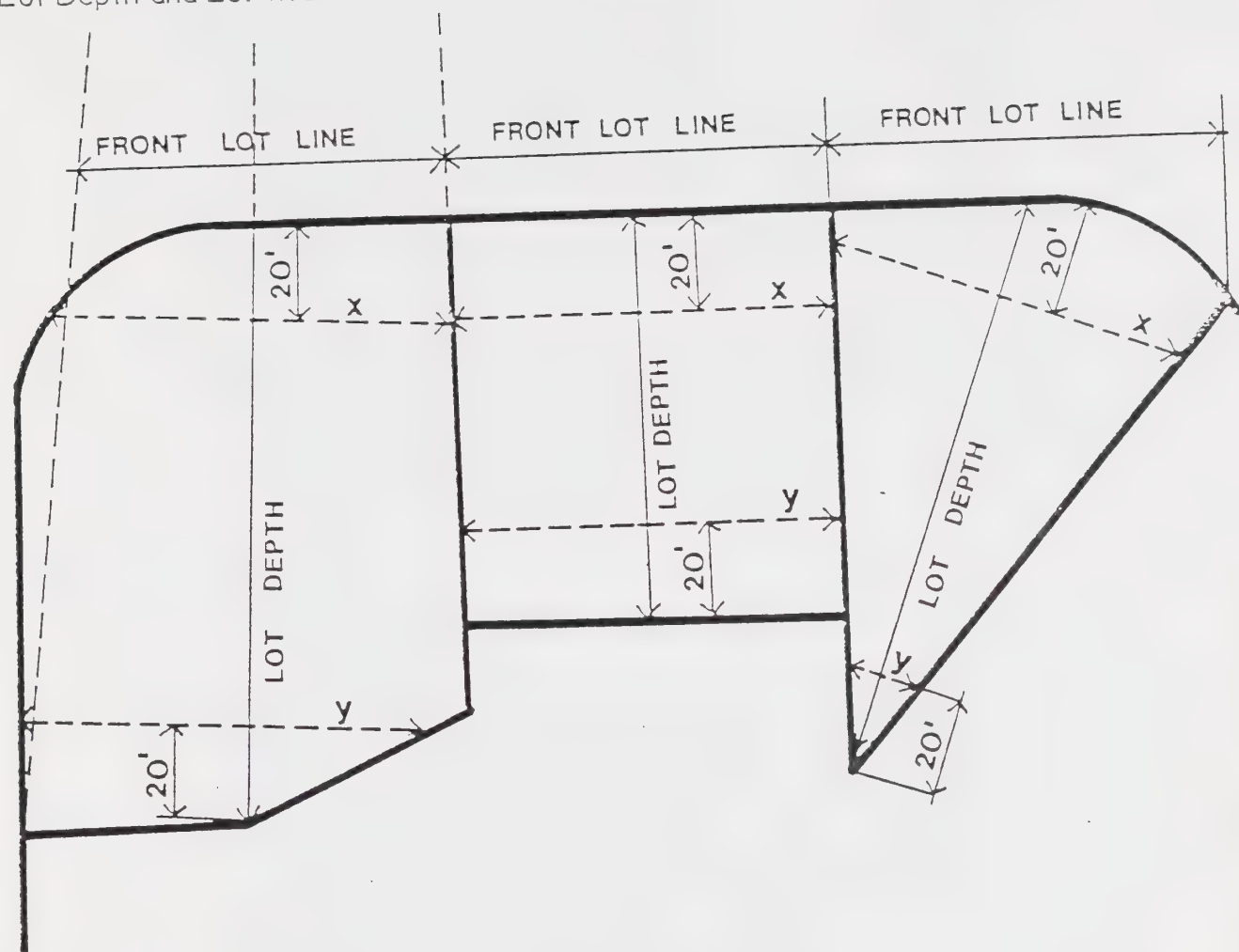


IF ANGLE θ IS GREATER THAN 135° , THIS IS AN INTERIOR LOT, IF LESS THAN 135° , THIS IS A CORNER LOT.

This diagram is illustrative only and is not part of the zoning ordinance.

Figure 4
Subsection 20.06.160.

Lot Depth and Lot Width



Lot Width = $\frac{x+y}{2}$ (all three cases)

- (5) Street. Any lot line abutting a street.
- (n) Lot, Substandard. A lot (1) which is situated in any zoning district whose area or lot width does not meet minimum requirements for such zoning district; and (2) which was shown as a separate lot or parcel on a subdivision map filed in the office of the county recorder of the County of San Mateo prior to January 8, 1948; and (3) which has never since January 8, 1948 been of one record ownership with adjoining land sufficient together with said lot or parcel to create a standard building site.
- (o) Lot Width. The mean of the horizontal distance between the side lot lines measured at right angles to the lot depth at points twenty feet from the front lot line and twenty feet from the rear lot line, or from the rear-most point of the lot depth in cases where there is no rear lot line.

Section 20.06.170.

- (a) Main Building. See "Building, Main."
- (b) Major Public Services. The Major Public Services use type refers to public services which have substantial impact, but excludes uses classified under Essential Services and Utility Services. Such uses may be conditionally permitted when the public interest supersedes the usual limitations placed on land use and transcends the usual restraints of zoning for reasons of necessary location and community-wide interest. Typical uses are sanitary landfills, airports, or detention and correctional institutions.
- (c) Manufactured Home. A structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width, or forty body feet or more in length, or, when erected on-site, is three hundred twenty or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification and complies with the standards

established under this part. Includes but is not limited to a mobile home subject to the National Manufactured Housing Construction and Safety Act of 1974.

- (d) **Marquee**. A permanent hood or roofed structure attached to and supported wholly by a building and projecting from the wall of the building.
- (e) **Marquee Sign**. Any advertising of any nature which is painted, printed, or in any manner affixed or attached to a marquee.
- (f) **Maximum Sign Area**. The total sign area, being the aggregate sign area of all signs in any individual business establishment or any multi-tenant complex or facility with a sign program, expressed in square feet.
- (g) **Maximum Surface Area**. The maximum permissible sign area, expressed in square feet, for an individual sign.
- (h) **Medical Services**. The Medical Services use type refers to establishments primarily engaged in the provision of personal health services ranging from prevention to diagnosis and treatment, or rehabilitation services provided by physicians, dentists, nurses, and other health personnel as well as the provision of medical testing and analysis services, but excludes those classified as any Civic use type. Typical uses include medical offices, dental laboratories, health maintenance organizations, immediate care facilities, or sports medicine facilities.
- (i) **Mixed-Use Development**. The development of a building or structure containing one or more Residential Use Types and one or more Civic, Commercial, or Industrial Use Types.
- (j) **Mobile Home**. A structure transportable in one or more sections, designed and equipped to contain not more than two dwelling units to be used with or without a foundation system. Does not include a recreational vehicle or motor home.
- (k) **Mobile Home Park**. The occupancy of a mobile home in any area or tract of land where two or more mobile home lots are rented or leased or held out for rent or lease to accommodate manufactured homes or mobile homes used for human habitation. The rental paid for any such manufactured home or mobile home shall be deemed to include rental for the lot it occupies.

- (l) **Monument Sign.** A monument sign is a freestanding sign without a supporting structure of poles, posts or braces which separate the body of the sign from the ground. Although such a sign may have a foundation, its appearance is that of one continuous slab or other form from the ground to the top of the sign.
- (m) **Motel.** A group of attached or detached buildings containing individual sleeping or living units where a majority of such units open individually and directly to the outside, and where a garage is attached or a parking space is conveniently located to each unit, all for the temporary use by automobile tourists. An establishment shall be considered a motel when it is required by the Health and Safety Code of the State to obtain the name and address of the guests, the make, year and license number of the vehicle, and the state in which the license was issued.
- (n) **Multi-Tenant Facility or Complex.** A complex consisting of a building or buildings containing two (2) or more independently operated businesses developed under one comprehensive plan and being served by a common parking lot. The recording of a condominium subdivision map shall not affect the status of multi-tenant facility or complex.
- (o) **Multi-Tenant Facility or Complex, Office-Warehouse.** A multi-purpose building which is divided by the lessor, not necessarily equally, among two (2) or more separate businesses each of which further subdivides their space into office and warehouse activity areas.
- (p) **Multiple Dwelling.** See "Dwelling, Multiple."

Section 20.06.180.

- (a) **Nonconforming Sign.** A sign which does not conform with one or more provisions of this title but was lawfully placed and maintained on property in the City prior to the time this title became effective, or on property which was outside the City at the time of the placement of the sign but was subsequently annexed to the City.
- (b) **Nonconforming Structure.** A building or structure, or portion thereof, which was lawfully erected or altered or maintained, but which, because of the application of this title to it, no longer conforms to the specific regulations applicable to the zone in which it is located.

- (c) Nonconforming Use. The use of a building, structure, or site, or portion thereof, which was lawfully established and maintained, but which, because of the application of this title to it, no longer conforms to the specific regulations applicable to the zone in which it is located.

Section 20.06.190.

- (a) Off-Site Advertising Sign. Any sign which advertises goods, products, services or facilities not sold on the premises upon which the sign is located.
- (b) Off-Street Parking Facilities. An area on a lot or within a building, or both, including one or more parking spaces together with driveways, aisles, turning and maneuvering areas, clearances, and similar features, and meeting the requirements established by this chapter. The term shall include parking lots, garages, and parking structures.
- (c) On-Site Liquor Sales. The sale of liquor, not solely beer and wine, for consumption on the premises.

Section 20.06.200.

- (a) Parcel. See "Lot."
- (b) Park and Recreation. The Park and Recreation use type refers to publicly owned and operated parks, playgrounds, recreation facilities, and open space.
- (c) Parking Space. An open accessible and usable space on the building site at least eight and one-half feet (8'6") by eighteen feet (18') and located off the street with access for the parking of automobiles.
- (d) Personal Services. The Personal Services use type refers to establishments primarily engaged in the provision of personal, informational, instructional, personal improvement, and similar services, but excludes services classified as Commercial Recreation or Lodging Services. Typical uses include photography studios, driving schools, barber shops, beauty salons, tailors, and retail dry cleaning outlets.
- (e) Personal Storage. The Personal Storage use type refers to storage services primarily for personal effects and household goods within enclosed storage areas having individual access, but excludes uses such as workshops, hobby shops, manufacturing, or commercial activity. Typical uses include mini-warehouses.

- (f) Planned Unit Development. A group of residential, commercial, or industrial buildings where the entire site is planned in such a manner that the various units or buildings, either attached or detached, are arranged in groups or clusters on those portions of the site most conducive to development, designed in such a manner that each may be sold or leased separately from all others.
- (g) Pole Sign. A sign supported wholly by a pole or poles placed in, or upon, the ground and which are not part of a building.
- (h) Precise Plan. A plan and drawings which present detailed site and building information for each building phase of a project within a specific plan district.
- (i) Principal Use. A use which fulfills a primary or predominant function of an establishment, institution, household, or other entity.
- (j) Projecting Sign. Any sign which is attached to a building or other structure and extends beyond the line of the building or structure to which it is attached.
- (k) Public Parking Services. The Parking Services use type refers to parking services involving buildings and lots which are publicly owned and operated.
- (l) Public Transit Facility. Any premises for the transient housing or parking of transit vehicles and the loading and unloading of passengers, which is part of a system used for the mass transport of people, owned or regulated by a governmental agency.
- (m) Public Utility. A public utility as defined in Section 216 of the California Public Utility Code, as amended.

Section 20.06.210 (Reserved).

Section 20.06.220.

- (a) Real Estate Sign. Any sign advertising for sale or lease the lot or parcel of land upon which it is erected or maintained.
- (b) Recreational Vehicle. Any vehicle or trailer designed, or modified for use as a camp car, camper, motor home, trailer, trailer coach, boat, boat trailer, snow-mobile, snowmobile trailer, camping trailer, or for any similar purpose.

- (c) Religious Assembly. The Religious Assembly use type refers to religious services involving public assembly such as customarily occurs in synagogues, temples, and churches.
- (d) Repair Services, Consumer. The Repair Services, Consumer use type refers to establishments primarily engaged in the provision of repair services to individuals and households rather than firms, but excludes automotive repair. Typical uses include appliance repair shops, apparel repair shops, or instrument repair firms.
- (e) Research and Development. The Research and Development use type refers to establishments engaged in research and development activities, engineering and testing activities, and office uses. The production of products, plans, or designs is permitted when the primary purpose of such production is research, development, or evaluation. Manufacturing uses, wholesale and storage uses, repair and retail sales shall not be permitted except as an accessory use as defined herein. Typical uses include biotechnology firms, electronic research firms or pharmaceutical research laboratories.
- (f) Residential Second Unit. The occupancy of a separate, complete housekeeping unit with kitchen, sleeping, and full bathroom facilities and which is located on the same parcel or lot as a single-family detached residential dwelling and which complies with the provisions of Chapter 20.79.
- (g) Retail Sales. The Retail Sales use type refers to places of business primarily engaged in the sale of commonly used goods and merchandise, but excludes those classified as Animal Sales and Services, Automotive and Equipment, Construction Sales and Services, Convenience Sales, Food and Beverage Retail Sales, and Gasoline Sales. Typical uses include department stores, apparel stores, furniture stores, or drug stores.
- (h) Roof Sign. Any sign of any nature, together with all its parts and supports, which is erected, constructed or maintained on or above the roof or parapet of any building.

Section 20.06.230.

- (a) Safety Services. The Safety Services use type refers to the conduct of public safety and emergency services, including emergency medical and ambulance services, but excluding police and fire protection services.

- (b) Satellite Signal Receiving Antenna. A signal receiving device, the purpose of which is to receive communications or other signals directly from satellites in earth orbit and from other extra-terrestrial sources.
- (c) Secondhand Dealers and Sales. The Secondhand Dealers and Sales use type refers to Secondhand dealers as defined in Chapter 6.92 and establishments primarily engaged in the sale of goods and merchandise which are not being sold for the first time, but excludes those classified as Animal Sales and Services, Antiques and Collectibles, and Automotive and Equipment. Typical uses include pawnshops, secondhand stores, and thrift shops.
- (d) Senior Citizen Residential. The occupancy of living quarters exclusively by one or more persons, age 62 years or older, living as a single house-keeping unit.
- (e) Setback. A required, specified distance between a building or structure and a lot line or lines, measured perpendicularly in a horizontal plane extending across the complete length of said lot line or lines. The classifications of setbacks are:
- (1) Front Yard Setback. The setback applicable in the front yard of a building or structure.
 - (2) Rear Yard Setback. The setback applicable in the rear yard of a building or structure.
 - (3) Side Yard Setback. The setback applicable in the side yard of a building or structure.
- (f) Shingle Sign. A type of projecting sign made from light weight materials, no more than three inches thick and suspended perpendicular to a building at a height between eight and ten feet above any sidewalk in order to be visible to pedestrians from the sidewalk.
- (g) Side and Front of Corner Lots. The narrowest frontage of a corner lot facing the street is the front, and the longest frontage facing the intersecting street is the side irrespective of the direction in which the dwelling faces.
- (h) Sign. Any metal, wood, paper, cloth, plastic, paint, material, structure, or part thereof, device, or other thing whatsoever which is located in or upon, placed, erected, constructed, posted, painted, tacked, nailed, glued, stuck, carved, fastened, or affixed to any building or structure, on the outside or inside of a window or on any awning, canopy, marquee, or similar

appendage, or on the ground or on any tree, wall, bush, rock, post, fence, or other thing whatsoever in such manner as to be visible out-of-doors and which displays or includes any numeral, letter, word, model, banner, air-inflated balloon, emblem, insignia, symbol, device, light, illuminated device, searchlight, trademark, or other representation used as, or in the nature of, an announcement, advertisement, attention arrester, direction, warning, or designation of any person, firm, group, organization, place, commodity, product, service, business, profession, enterprise, or industry. "Sign" shall include any portable sign.

- (i) Sign Area. The space enclosed by the outer dimensions of the sign. When a sign consists of individual images mounted or painted directly on a building, fence, wall, or any other structure, without a border, the area of the sign shall be computed by calculating only the area covered by the individual letters or images.
- (j) Sign Copy Area. That portion of a sign which consists of the actual writing, pictorial representation, decoration, emblem, or flag, or any other device, figure, logo, or similar character, as distinguished from that portion of the sign which forms the background of any such writing or other said elements.
- (k) Sign Face. That portion of a sign containing sign copy, which constitutes a single plane, which is intended to be visible from a single vantage point.
- (l) Signal Receiving or Transmitting Antenna. See "Antenna."
- (m) Slope, Average. The characteristic slope over an area of land, expressed in percent as the ratio of vertical rise to horizontal distance. Where a line drawn between the highest and lowest points on a parcel representing direction and extent of slope for the entire parcel, the difference in elevation between the high and low points, divided by the distance between the points, will determine the average slope. In any clustered development or where the average size of proposed new parcels exceeds ten acres, average slope is to be determined for the entire site and does not need to be determined for each proposed parcel. In all other cases, average slope is to be determined based on the most accurate available topographic information for each proposed new lot.
- (n) Small Animal. See "Animal, Small."

- (o) Small Family Day Care Home. See "Family Day Care Home."
- (p) Special Residential Care Facility. A State authorized, certified, or licensed family care home, foster home, or group home serving six or fewer mentally disordered or otherwise handicapped persons or dependent and neglected children, when such home provides care on a 24-hour a day basis.
- (q) Specific Plan. A plan used for the implementation of a portion of the area covered by the General Plan and which complies with the applicable provisions of the California Government Code.
- (r) Street. A public or private thoroughfare which affords the principal means of access to a block and to abutting property. "Street" includes avenue, court, circle, place, way, drive, boulevard, highway, road, and any other thoroughfare, except an alley or lane as defined herein.
- (s) Street Line. The boundary between a street and a parcel of land.
- (t) Structure. Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground.
- (u) Structural Alterations. Any change in the supporting members of a structure or building, such as bearing walls, columns, beams, or girders.
- (v) Substandard Lot. See "Lot, Substandard."

Section 20.06.240.

- (a) Temporary Office Trailers. A transportable structure used as a non-permanent office.
- (b) Temporary Sign. Any sign to be displayed for no more than thirty (30) days within a one-year period.
- (c) Transportation Services. The Transportation Services use type refers to establishments which provide private transportation of persons and goods. Typical uses include taxi services and commercial postal services.
- (d) Truck Terminal. An area or building where large trucks and trailers are stored and maintained.

Section 20.06.250.

- (a) Use. The purpose for which land or the premises of a building, structure, or facility thereon is designed, arranged, or intended, or for which it is or may be occupied or maintained.
- (b) Use Classification. A system of classifying uses into a limited number of use types on the basis of common functional, product, or compatibility characteristics. All use types are grouped into the following categories: residential, civic, commercial, industrial, and agricultural.
- (c) Use Permit. A permit which may be granted by the appropriate City of South San Francisco authority to provide for the accommodation of land uses with special site or design requirements, operating characteristics, or potential adverse effects on surroundings, which are not permitted as of right but which may be approved upon completion of a review process and, where necessary, the imposition of special conditions of approval by the permit granting authority.
- (d) Use Regulations. That element of the zone which indicates, by means of a designator combining a letter and a number, the use types which are permitted in that zone.
- (e) Use Type. A category which classifies similar uses based on common functional, product, or compatibility characteristics.
- (f) Utility Services. The Utility Services use type refers to utility services which are necessary to support development but which allow flexibility in location such as electrical substations, gas pumping stations, and utility equipment buildings, but excludes those uses classified under Essential Services.

Section 20.06.260. (Reserved)

Section 20.06.270.

- (a) Wall. Any vertical exterior surface of building or any part thereof, including windows.
- (b) Wall Sign. Any sign attached to, painted on, or erected against, and in a plane parallel to, the exterior front, rear, or side wall of any building or other structure; wall signs include painted wall signs and individual letter signs.

- (c) Wholesaling, Storage, and Distribution. The Wholesaling, Storage, and Distribution use type refers to establishments or places of business primarily engaged in wholesaling, storage, and bulk sale distribution, including, but not limited to open-air handling of materials and equipment other than live animals and plants. The following are Wholesaling, Storage, and Distribution use types:

- (1) Light. Wholesaling, storage, and warehousing services within enclosed structures. Typical uses include wholesale distributors, storage warehouses, or moving and storage firms.
- (2) Heavy. Distribution and handling of materials and equipment. Typical uses include monument or stone yards, truck terminals, or open storage yards.

Section 20.06.280. (Reserved)

Section 20.06.290.

- (a) Yard. An open space other than a court on the same lot with a building, which open space is unoccupied and unobstructed from the ground upward, except as otherwise permitted in Chapter 20.71. The classifications of yards are:

- (1) Yard, Front. A yard extending across the front of the lot between the inner side yard lines and measured from the front line of the lot to the nearest line of the building; provided, however, that if any building line or official plan line has been established for the street upon which the lot faces, then such measurements shall be taken from such building line or official plan line to the nearest line of the building.
- (2) Yard, Rear. A yard extending across the full width of the lot and measured between the rear line of the lot and the nearest line of the main building.
- (3) Yard, Side. A yard between the side line of the lot and the nearest line of the building and extending from the front line of the lot to the rear yard.

Section 20.06.300. (Reserved)

CHAPTER 20.08

USE CLASSIFICATION SYSTEM

Sections:

20.08.010	General Intent of the Use Classifications.
20.08.020	Principal and Accessory Uses.
20.08.030	Listing of Use Classifications.
20.08.040	Classification of Combination of Principal Uses.
20.08.050	Classifying Uses.

Section 20.08.010 General Intent of the Use Classifications. Chapter 20.80 establishes the Use Classification System. The purpose of these provisions is to classify uses according to a limited number of use types on the basis of common functional, product, or compatibility characteristics, thereby providing a basis for regulation of uses in accordance with criteria which are directly relevant to the public interest. These provisions shall apply throughout this title.

Section 20.08.020 Principal and Accessory Uses. Uses subject to the provisions of this Title shall be known as either principal or accessory uses. A principal use is a use which fulfills a primary function of an establishment, institution, household, or other entity and which is defined in Section 20.06.200. An accessory use is defined in Section 20.06.050. Only principal uses are included within the Use Classification System.

Section 20.08.030 Listing of Use Classifications. All uses are hereby classified according to the following use types, which are defined in Chapter 20.06. Section 20.08.040 provides for the classification of combinations of uses resembling different use types. The names of these use types are capitalized throughout the zoning ordinance.

- (a) Residential Use Types. Residential use types include the occupancy of living accommodations on a wholly or primarily non-transient basis but exclude institutional living arrangements providing 24-hour skilled nursing or medical care and those providing forced residence, such as asylums and prisons.

(1) Family Residential.

(A) Single-Family Detached.

- (B) Two-Family Duplex.
- (C) Single-Family Semi-Attached.
- (D) Townhouse.
- (E) Single-Family Group.
- (F) Multi-Family.
- (G) Caretaker.
- (2) Group Residential.
- (3) Mobile Home Park.
- (4) Residential Second Unit.
- (5) Senior Citizen Residential.
- (b) Civic Use Types. Civic use types include the performance of utility, educational, cultural, medical, protective, governmental, and other uses which are strongly vested with public or social importance.
 - (1) Administrative Services.
 - (2) Community Education.
 - (3) Community Recreation.
 - (4) Convalescent Services.
 - (5) Cultural and Library Services.
 - (6) Day Care Services.
 - (A) Day Care Center.
 - (B) Large Family Day Care Home.
 - (7) Essential Services.
 - (8) Group Care.
 - (9) Hospital Services.
 - (10) Major Public Services.
 - (11) Park and Recreation.
 - (12) Public Parking Services.

- (13) Religious Assembly.
- (14) Safety Services.
- (15) Utility Services.
- (c) Commercial Use Types. Commercial use types include the distribution and sale or rental of goods; and the provision of services other than those classified as Civic or Industrial use types.
 - (1) Administrative and Business Offices.
 - (2) Adult Entertainment.
 - (3) Animal Sales and Services.
 - (A) Grooming and Pet Stores.
 - (B) Kennels.
 - (C) Veterinary.
 - (4) Antiques and Collectibles.
 - (5) Automotive and Equipment.
 - (A) Automotive Repairs.
 - (B) Automotive Sales/Rentals.
 - (C) Cleaning.
 - (D) Commercial Parking.
 - (E) Equipment Repair/Sales.
 - (F) Storage of Operable Vehicles.
 - (G) Truck Stops.
 - (6) Building Maintenance Services.
 - (7) Business and Professional Services.
 - (8) Cocktail Lounge.
 - (9) Commercial Recreation.
 - (A) Amusement Arcade.
 - (B) Indoor Entertainment.

- (C) Indoor Sports and Recreation.
- (D) Outdoor Entertainment.
- (E) Outdoor Sports and Recreation.
- (10) Construction Sales and Services.
- (11) Convenience Sales.
- (12) Defective Goods Sales.
- (13) Eating and Drinking Establishments.
 - (A) Convenience.
 - (B) Limited Service.
 - (C) Full Service.
- (14) Financial Services.
- (15) Food and Beverage Retail Sales.
- (16) Funeral and Interment Services.
- (17) Gasoline Sales.
- (18) Lodging Services.
- (19) Medical Services.
- (20) Personal Services.
- (21) Repair Services, Consumer.
- (22) Research and Development.
- (23) Retail Sales.
- (24) Secondhand Dealers and Sales.
- (25) Transportation Services.
- (d) Industrial Use Types. Industrial use types include the on-site production of goods by methods not agricultural or extractive in nature, including certain accessory uses.
 - (1) Custom Manufacturing.
 - (2) Food Preparation.

- (3) General Industrial.
 - (4) Inoperable Vehicle Storage.
 - (5) Laundry Services.
 - (6) Light Manufacturing.
 - (7) Personal Storage.
 - (8) Truck Terminal.
 - (9) Wholesaling, Storage, and Distribution.
 - (A) Light.
 - (B) Heavy.
- (e) Agricultural Use Types. Agricultural use types include the on-site production of plant and animal products by agricultural methods.
- (1) Animal Production.
 - (2) Crop Production.
 - (3) Energy Storage.
 - (4) Horticulture.
 - (A) Cultivation.
 - (B) Storage.

Section 20.08.040 Classification of Combination of Principal Uses. The following rules shall apply where a lot contains uses which resemble two or more different use types and which are not classified by Chapter 20.11 as accessory uses.

- (a) Separate Classifications of Several Establishments. The principal uses conducted on a lot by two or more individual establishments, managements, or institutions shall be classified separately.
- (b) Separate Classification of Different Major Categories of Uses Conducted by Individual Establishment. If the principal uses on a lot by an individual establishment, management, or institution appear to fit under two or more different categories of use types--for example, Residential, Civic, Commercial, Industrial, or Agricultural--the principal uses shall be classified under each appropriate category.

- (c) Classification of Different Uses Within Same Category of Use Types Conducted by Individual Establishment. If principal uses conducted on a lot by an individual establishment, management, or institution resemble two or more different use types within the same category of use types (see Subsection 20.08.040(b) above), all such principal uses shall be classified within the use type whose description most closely portrays the overall nature of such uses.

Section 20.08.050 Classifying Uses. Uses will be classified into use types based upon the description of the use types and upon common functional, product, or compatibility characteristics with other uses already classified within the use type, subject to the applicable provisions of Section 20.08.040 with respect to combinations of uses. A list of common uses and the use types into which they are classified shall be maintained by the Director. The Director shall have the authority to classify common uses according to use types. The classification of a use is subject to the right of appeal pursuant to the Appeal Procedure commencing at Section 20.90.

CHAPTER 20.11

ACCESSORY USES AND ACCESSORY BUILDINGS

Sections:

20.11.010	Accessory Uses and Accessory Buildings.
20.11.020	Home Occupations.
20.11.030	Open Storage.
20.11.040	Temporary Office Trailers.

Section 20.11.010 Accessory Uses and Accessory Buildings.

Accessory uses and accessory buildings, as defined in Section 20.06.050, are permitted in all residential and non-residential districts. This is not to be construed as permitting any commercial uses, including the storage of commercial vehicles in residential districts.

Section 20.11.020 Home Occupations. Home occupation accessory uses are permitted in all residential districts with a business license when carried on within the living area of a dwelling by the inhabitants thereof, which use is incidental to the residential use of the dwelling, and which use:

- (a) Is confined within the living area of the dwelling; does not occupy any accessory structure, attached or detached garage, open space, or yard; and occupies not more than a total of two hundred and fifty square feet per dwelling.
- (b) Involves no sale of merchandise other than that produced on the premises, or directly related to, and incidental to the service offered, but not including mail order businesses which do not involve the in-home storage or handling of merchandise.
- (c) Is carried on only by the residents of the dwelling with no other persons employed at the residence.
- (d) Does not include any use where customers come to the dwelling or where salespersons or employees not living on the premises assemble or report as a part of their duties. The only exception to this provision is for educational services where not more than one student is taught at one time.
- (e) Does not include barber shops, beauty salons, animal grooming, veterinarians, or similar uses.

- (f) Produces no evidence of its existence beyond the premises such as noise, smoke, odors, vibrations, advertisings, or similar annoyances.
- (g) Includes no storage of merchandise except that which is produced on the premises.
- (h) Does not include its residential address on advertising.
- (i) Has no vehicle larger than a one-ton truck parked on the premises.

Section 20.11.030 Open Storage. Storage of materials, equipment, or goods in open or non-enclosed areas is not an accessory use. Open storage is permitted only as set forth in the individual zoning districts.

Section 20.11.040 Temporary Office Trailers. Temporary office trailers are permitted as an accessory non-residential use only when used as a temporary construction office during the period of construction.

Chapter 20.12
BASIC ZONING DISTRICTS

CHAPTER 20.12

BASIC ZONING DISTRICTS

Sections:

20.12.010	Designation.
20.12.020	Applicability of Additional Regulations.

Section 20.12.010 Designation. Chapters 20.12 through 20.34 encompass provisions to establish zoning districts. The several districts established are as follows:

- Chapter 20.14: R-E Rural Estates District.
- Chapter 20.16: R-1 Single-Family Residential District.
- Chapter 20.18: R-2 Duplex Residential District.
- Chapter 20.20: R-3 Multi-Family Residential District.
- Chapter 20.22: C-1 Retail Commercial District.
- Chapter 20.24: P-C Planned Commercial District.
- Chapter 20.26: D-C Downtown Commercial District.
- Chapter 20.30: M-1 Industrial District.
- Chapter 20.32: P-I Planned Industrial District.
- Chapter 20.34: O-S Open Space District.

Section 20.12.020 Applicability of Additional Regulations. In addition to the regulations contained in Chapters 20.14 through 20.34, other regulations which may be pertinent to the districts can be found in other chapters of this title including but not limited to the Development Standards and Criteria beginning at Chapter 20.68, and the Overlay Zoning Districts beginning at Chapter 20.36.

This diagram is illustrative only and is not part of the zoning ordinance.

ZONING ORDINANCE USE MATRIX
CITY OF SOUTH SAN FRANCISCO

[illegible]

LEGEND

P PERMITTED

C. CONDITIONAL
(PERMITTED SUBJECT TO
OBTAINING A USE PERMIT
OR PLANNED UNIT
DEVELOPMENT PERMIT)

NOTE:

This matrix is intended for quick reference only. Title 20, South San Francisco Municipal Code should be consulted for additional information concerning zone districts and allowed uses.

CHAPTER 20.14

R-E RURAL ESTATES DISTRICT USE REGULATIONS

Sections:

20.14.010	Purpose.
20.14.020	Permitted Uses.
20.14.030	Uses Permitted Subject to Obtaining a Use Permit.
20.14.040	Special Residential Regulations.

Section 20.14.010 Purpose. Chapter 20.14 establishes the R-E Rural Estates District and prescribes regulations for land uses within this district. The purpose of the regulations contained in this chapter is to implement policies contained in the Land Use Element of the South San Francisco General Plan, particularly policies prescribed by the Open Space land use category. It is further the purpose of this district to preserve the character of rural residential neighborhoods, to allow the keeping of certain livestock and small animals for non-commercial purposes and to maintain desirable agricultural uses in rural areas of the City.

Section 20.14.020 Permitted Uses. The following use types shall be permitted in R-E districts:

- (a) Residential Use Types. Family Residential:
Single-Family Detached
- (b) Civic Use Types. Essential Services
Park and Recreation
- (c) Agricultural Use Types. Animal Production
Crop Production
Energy Storage
Horticulture:
Cultivation
Storage

Section 20.14.030 Uses Permitted Subject to Obtaining a Use Permit. The following use types are permitted in R-E districts subject to obtaining a use permit:

- (a) Civic Use Types. Day Care Services:
Large Family Day Care Home
Utility Services

Section 20.14.040 Special Residential Regulations.

- (a) Factory-Built Housing. A design review approval pursuant to Chapter 20.85 shall be required for all factory-built housing. Factory-built housing shall be treated in this title the same as conventional site-built housing in all other respects.
- (b) Mobile Homes on Individual Lots. A design review approval pursuant to Chapter 20.85 shall be required for all mobile homes on residential lots, provided that the scope of review shall be limited to roof overhang, roofing material, and siding material. Mobile homes on residential lots shall be treated in this title the same as single-family dwellings in all other respects.
- (c) Small Family Day Care Homes. A small family day care home located in a dwelling shall be permitted as a residential use.
- (d) Special Residential Care Facility. A special residential care facility shall be permitted as a residential use.
- (e) Additions to Residential Units. A design review approval pursuant to Chapter 20.85 shall be required for additions to one-, two- and three- family dwelling units if the addition exceeds fifty percent of the existing floor area of the unit or which break the existing roof line.

CHAPTER 20.16

R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT USE REGULATIONS

Sections:

20.16.010	Purpose.
20.16.020	Permitted Uses.
20.16.030	Uses Permitted Subject to Obtaining a Use Permit.
20.16.040	Special Residential Regulations.

Section 20.16.010 Purpose. Chapter 20.16 establishes the R-1 Single-Family Residential District and prescribes regulations for land uses within this district. The purpose of the regulations contained in this chapter is to implement policies contained in the Land Use Element of the South San Francisco General Plan, particularly policies prescribed by the Low Density Residential land use category.

Section 20.16.020 Permitted Uses. The following use types shall be permitted in R-1 districts:

- (a) Residential Use Types. Family Residential:
Single-Family Detached
- (b) Civic Use Types. Essential Services

Section 20.16.030 Uses Permitted Subject to Obtaining a Use Permit. The following use types are permitted in R-1 districts subject to obtaining a use permit:

- (a) Residential Use Types. Family Residential:
Single-Family Semi-Attached
Mobile Home Park
Residential Second Unit
Senior Citizen Residential
- (b) Civic Use Types. Community Education
Community Recreation
Cultural and Library Services
Day Care Services:
Day Care Center (only in
school sites or churches)
Large Family Day Care Home
Park and Recreation
Religious Assembly
Utility Services

- (c) Agricultural Use Types. Crop Production
Horticulture:
Cultivation
Storage

Section 20.16.040 Special Residential Regulations.

- (a) Factory-Built Housing. A design review approval pursuant to Chapter 20.85 shall be required for all factory-built housing. Factory-built housing shall be treated in this title the same as conventional site-built housing in all other respects.
- (b) Mobile Homes on Individual Lots. A design review approval pursuant to Chapter 20.85 shall be required for all mobile homes on residential lots, provided that the scope of review shall be limited to roof overhang, roofing material, and siding material. Mobile homes on residential lots shall be treated in this title the same as single-family dwellings in all other respects.
- (c) Small Family Day Care Homes. A small family day care home located in a dwelling shall be permitted as a residential use.
- (d) Special Residential Care Facility. A special residential care facility shall be permitted as a residential use.
- (e) Additions to Residential Units. A design review approval pursuant to Chapter 20.85 shall be required for additions to one-, two- and three- family dwelling units if the addition exceeds fifty percent of the existing floor area of the unit or which break the existing roof line.

CHAPTER 20.18

R-2 DUPLEX RESIDENTIAL DISTRICT USE REGULATIONS

Sections:

20.18.010	Purpose.
20.18.020	Permitted Uses.
20.18.030	Uses Permitted Subject to Obtaining a Use Permit.
20.18.040	Special Residential Regulations.

Section 20.18.010 Purpose. Chapter 20.18 establishes the R-2 Duplex Residential District and prescribes regulations for land uses within this district. The purpose of the regulations contained in this chapter is to implement policies contained in the Land Use Element of the South San Francisco General Plan, particularly policies prescribed by the Medium Density Residential land use category.

Section 20.18.020 Permitted Uses. The following use types shall be permitted in R-2 districts:

- | | |
|-----------------------------------|---|
| (a) <u>Residential Use Types.</u> | Family Residential:
Single-Family Detached
Two-Family Duplex
Single-Family Semi-Attached
Single-Family Group
Townhouse |
| (b) <u>Civic Use Types.</u> | Essential Services |

Section 20.18.030 Uses Permitted Subject to Obtaining a Use Permit. The following use types are permitted in R-2 districts subject to obtaining a use permit:

- | | |
|-----------------------------------|--|
| (a) <u>Residential Use Types.</u> | Mobile Home Park
Residential Second Unit
Senior Citizen Residential |
| (b) <u>Civic Use Types.</u> | Community Education
Community Recreation
Cultural and Library Services
Day Care Services:
Day Care Center (only in
school sites or churches)
Large Family Day Care Home
Park and Recreation
Religious Assembly
Utility Services |

(c) Commercial Use Types. Administrative and Business
Offices
Medical Services

(d) Agricultural Use Types. Crop Production
Horticulture:
Cultivation
Storage

- (a) Factory-Built Housing. A design review approval pursuant to Chapter 20.85 shall be required for all factory-built housing. Factory-built housing shall be treated in this title the same as conventional site-built housing in all other respects.
- (b) Mobile Homes on Individual Lots. A design review approval pursuant to Chapter 20.85 shall be required for all mobile homes on residential lots, provided that the scope of review shall be limited to roof overhang, roofing material, and siding material. Mobile homes on residential lots shall be treated in this title the same as single-family dwellings in all other respects.
- (c) Small Family Day Care Homes. A small family day care home located in a dwelling shall be permitted as a residential use.
- (d) Special Residential Care Facility. A special residential care facility shall be permitted as a residential use.
- (e) Additions to Residential Units. A design review approval pursuant to Chapter 20.85 shall be required for additions to one-, two- and three- family dwelling units if the addition exceeds fifty percent of the existing floor area of the unit or which break the existing roof line.

20.20-2

CHAPTER 20.22

C-1 RETAIL COMMERCIAL DISTRICT USE REGULATIONS

Sections:

20.22.010	Purpose.
20.22.020	Permitted Uses.
20.22.030	Use Permit Required.
20.22.040	Uses Permitted Subject to Obtaining a Use Permit.
20.22.050	Special Residential Regulations.
20.22.060	Mixed-Use Developments
20.22.070	Special Operations or Structures.

Section 20.22.010 Purpose. Chapter 20.22 establishes the C-1 Retail Commercial District and prescribes regulations for land uses within this district. The purpose of the regulations contained in this chapter is to implement policies contained in the Land Use Element of the South San Francisco General Plan, particularly policies prescribed by the Retail Commercial land use category.

Section 20.22.020 Permitted Uses. Subject to provisions of Section 20.22.030, the following use types shall be permitted in C-1 districts:

- (a) Civic Use Types.
 - Administrative Services
 - Community Education
 - Cultural and Library Services
 - Day Care Services:
 - Day Care Center
 - Large Family Day Care Home
 - Essential Services
 - Park and Recreation
 - Public Parking Services
 - Religious Assembly
 - Safety Services
- (b) Commercial Use Types.
 - Administrative and Business Offices
 - Convenience Sales
 - Eating and Drinking Establishments:
 - Convenience
 - Full Service
 - Financial Services
 - Food and Beverage Retail Sales
 - Medical Services
 - Personal Services
 - Repair Services, Consumer
 - Retail Sales

Section 20.22.030 Use Permit Required. Whenever any of the use types specified in Section 20.22.020, except Residential use types, are for a location closer than two hundred feet to the boundary of any residential district, a use permit shall be first obtained, except that a use permit is not required when a use classified under a given Commercial use type is replacing a use classified under the same use type.

Section 20.22.040 Uses Permitted Subject to Obtaining a Use Permit. The following use types are permitted in C-1 districts subject to obtaining a use permit:

- (a) Residential Use Types. Family Residential:
 - Single-Family Detached
 - Two-Family Duplex
 - Townhouse
 - Multi-Family
 - Group Residential
 - Mobile Home Park
 - Senior Citizen Residential
- (b) Civic Use Types. Community Recreation
 - Group Care
 - Hospital Services
 - Major Public Services
 - Utility Services
- (c) Commercial Use Types. Animal Sales and Services:
 - Grooming and Pet Stores
 - VeterinaryAutomotive and Equipment:
 - Automotive Sales/Rentals
 - Antiques and Collectibles
 - Business and Professional ServicesCocktail Lounge
 - Commercial Recreation:
 - Amusement Arcade
 - Indoor Entertainment
 - Indoor Sports and Recreation
 - Eating and Drinking Establishments
 - Limited Service
 - Funeral and Interment Services
 - Gasoline Sales
 - Lodging Services
 - Secondhand Goods Sales

Section 20.22.050 Special Residential Regulations.

- (a) Factory-Built Housing. A design review approval pursuant to Chapter 20.85 shall be required for all factory-built housing. Factory-built housing shall be treated in this title the same as conventional site-built housing in all other respects.

- (b) Mobile Homes on Individual Lots. A design review approval pursuant to Chapter 20.85 shall be required for all mobile homes on residential lots, provided that the scope of review shall be limited to roof overhang, roofing material, and siding material. Mobile homes on residential lots shall be treated in this title the same as single-family dwellings in all other respects.
- (c) Small Family Day Care Homes. A small family day care home located in a dwelling shall be permitted as a residential use.
- (d) Special Residential Care Facility. A special residential care facility shall be permitted as a residential use.
- (e) Additions to Residential Units. A design review approval pursuant to Chapter 20.85 shall be required for additions to one-, two- and three- family dwelling units if the addition exceeds fifty percent of the existing floor area of the unit or which breaks the existing roof line.

Section 20.22.060 Mixed-Use Developments. A use permit pursuant to Chapter 20.81 shall be required for any mixed-use development.

Section 20.22.070 Special Operations or Structures. Any use which involves drive-through windows; hours of operation from midnight to 6:00 a.m., on-site liquor sales; or the open storage of goods, materials, or vehicles (other than parking) shall require a use permit. Unless approved with a use permit for the open storage of goods, all uses (except parking) shall be conducted entirely within a building. Temporary office trailers are permitted only as temporary construction offices during the period of construction and only with Building Division approval.

CHAPTER 20.24

P-C PLANNED COMMERCIAL DISTRICT USE REGULATIONS

Sections:

20.24.010	Purpose.
20.24.020	Permitted Uses.
20.24.030	Uses Permitted Subject to Obtaining a Use Permit.
20.24.040	Special Residential Regulations.
20.24.050	Mixed Use Developments
20.24.060	Non-Residential Uses Which Create One Hundred or More Trips.
20.24.070	Special Operations or Structures.

Section 20.24.010 Purpose. Chapter 20.24 establishes the P-C Planned Commercial District and prescribes regulations for land uses within this district. The purpose of the regulations contained in this chapter is to implement policies contained in the Land Use Element of the South San Francisco General Plan, particularly policies prescribed by the Planned Commercial land use category.

Section 20.24.020 Permitted Uses. The following use types shall be permitted in P-C districts:

- (a) Civic Use Types.
 - Administrative Services
 - Community Education
 - Day Care Services:
 - Child Day Care
 - Large Family Day Care Home
 - Essential Services
 - Public Parking Services
- (b) Commercial Use Types.
 - Administrative and Business Offices
 - Antiques and Collectibles
 - Convenience Sales
 - Eating and Drink Establishments:
 - Convenience
 - Full Service
 - Financial Services
 - Food and Beverage Retail Sales
 - Medical Services
 - Personal Services
 - Repair Services, Consumer
 - Research and Development
 - Retail Sales

Section 20.24.030 Uses Permitted Subject to Obtaining a Use Permit. The following use types are permitted in P-C districts subject to obtaining a use permit:

- (a) Residential Use Types. Family Residential:
 - Single-Family Detached
 - Two-Family Duplex
 - Townhouse
 - Multi-Family
 - Group Residential
 - Mobile Home Park
 - Senior Citizen Residential
- (b) Civic Use Types.
 - Community Recreation
 - Convalescent Services
 - Cultural and Library Services
 - Group Care
 - Hospital Services
 - Major Public Services
 - Park and Recreation
 - Religious Assembly
 - Safety Services
 - Utility Services
- (c) Commercial Use Types.
 - Adult Entertainment
 - Animal Sales and Services:
 - Veterinary
 - Automotive and Equipment:
 - Automotive Sales/Rentals
 - Commercial Parking
 - Business and Professional Services
 - Cocktail Lounge
 - Commercial Recreation:
 - Amusement Arcade (within movie theaters only)
 - Indoor Entertainment
 - Indoor Sports and Recreation
 - Eating and Drinking Establishments:
 - Limited Service
 - Funeral and Interment Services
 - Gasoline Sales
 - Lodging Services
 - Secondhand Goods Sales
 - Transportation Services

Section 20.24.040 Special Residential Regulations.

- (a) Factory-Built Housing. A design review approval pursuant to Chapter 20.85 shall be required for all factory-built housing. Factory-built housing shall be treated in this title the same as conventional site-built housing in all other respects.

- (b) Mobile Homes on Individual Lots. A design review approval pursuant to Chapter 20.85 shall be required for all mobile homes on residential lots, provided that the scope of review shall be limited to roof overhang, roofing material, and siding material. Mobile homes on residential lots shall be treated in this title the same as single-family dwellings in all other respects.
- (c) Small Family Day Care Homes. A small family day care home located in a dwelling shall be permitted as a residential use.
- (d) Special Residential Care Facility. A special residential care facility shall be permitted as a residential use.
- (e) Additions to Residential Units. A design review approval pursuant to Chapter 20.85 shall be required for additions to one-, two- and three- family dwelling units if the addition exceeds fifty percent of the existing floor area of the unit or breaks the existing roof line.

Section 20.24.050 Mixed-Use Developments. A use permit pursuant to Chapter 20.84 shall be required for any mixed-use development.

Section 20.24.060 Non-Residential Uses Which Create One Hundred or More Trips. All Non-Residential Uses which by their use generate one hundred or more vehicle trips per day shall require a use permit. The number of vehicle trips shall be determined according to the standard ADT (average daily trips) per 1000 gross square feet for the proposed use; the method shall be that as established in the edition of the Institute of Transportation Engineer's Trip Generation which is current at the time of application for the use permit.

Section 20.24.070 Special Operations or Structures. Any use which involves drive-through windows; hours of operation from midnight to 6:00 a.m.; on-site liquor sales; or the open storage of goods, materials, or vehicles (other than parking) shall require a use permit. Unless approved with a use permit for the open storage of goods, all uses (except parking) shall be conducted entirely within a building. Temporary office trailers are permitted only as temporary construction offices during the period of construction and only with Building Division approval.

CHAPTER 20.26

D-C DOWNTOWN COMMERCIAL DISTRICT USE REGULATIONS

Sections:

20.26.010	Purpose.
20.26.020	Permitted Uses.
20.26.030	Uses Permitted Subject to Obtaining a Use Permit.
20.26.040	Special Residential Regulations.
20.26.050	Mixed-Use Developments
20.26.060	Special Operations or Structures.

Section 20.26.010 Purpose. Chapter 20.26 establishes the D-C Downtown Commercial District and prescribes regulations for land uses within this district. The purpose of the regulations contained in this chapter is to implement policies contained in the Land Use Element of the South San Francisco General Plan, particularly policies prescribed by the Planned Commercial, Retail Commercial land use categories and policies D-4, D-12, D-13, and D-19.

Section 20.26.020 Permitted Uses. The following use types shall be permitted in D-C districts:

(a) Civic Use Types.

Administrative Services
Community Education
Convalescent Services
Cultural and Library Services
Day Care Services:
 Day Care Center
 Large Family Day Care Home
Essential Services
Park and Recreation
Public Parking Services
Religious Assembly
Safety Services

(b) Commercial Use Types.

Administrative and Business
 Offices
Antiques and Collectibles
Convenience Sales
Eating and Drinking Establishments:
 Convenience
 Full Service
Financial Services
Food and Beverage Retail Sales
Medical Services

Personal Services
Repair Services, Consumer
Retail Sales

Section 20.26.030 Uses Permitted Subject to Obtaining a Use Permit. The following use types are permitted in D-C districts subject to obtaining a use permit:

- (a) Residential Use Types.
 - Family Residential:
 - Single-Family Detached
 - Two-Family Duplex
 - Single-Family Semi-Attached
 - Townhouse
 - Multi-Family
 - Group Residential
 - Residential Second Unit
 - Senior Citizen Residential
- (b) Civic Use Types.
 - Community Recreation
 - Group Care
 - Hospital Services
 - Major Public Services
 - Utility Services
- (c) Commercial Use Types.
 - Animal Sales and Services:
 - Grooming and Pet Stores
 - Veterinary
 - Automotive and Equipment:
 - Commercial Parking
 - Business and Professional Services
 - Cocktail Lounge
 - Commercial Recreation:
 - Indoor Entertainment
 - Indoor Sports and Recreation
 - Eating and Drinking Establishment:
 - Limited Service
 - Funeral and Interment Services
 - Gasoline Sales
 - Lodging Services
 - Secondhand Goods Sales
 - Transportation Services
- (d) Agricultural Use Types.
 - Horticulture:
 - Cultivation
 - Storage

Section 20.26.040 Special Residential Regulations.

- (a) Factory-Built Housing. A design review approval pursuant to Chapter 20.85 shall be required for all factory-built housing. Factory-built housing shall be treated in this

title the same as conventional site-built housing in all other respects.

- (b) Mobile Homes on Individual Lots. A design review approval pursuant to Chapter 20.85 shall be required for all mobile homes on residential lots, provided that the scope of review shall be limited to roof overhang, roofing material, and siding material. Mobile homes on residential lots shall be treated in this title the same as single-family dwellings in all other respects.
- (c) Small Family Day Care Homes. A small family day care home located in a dwelling shall be permitted as a residential use.
- (d) Special Residential Care Facility. A special residential care facility shall be permitted as a residential use.
- (e) Additions to Residential Units. A design review approval pursuant to Chapter 20.85 shall be required for additions to one, two- and three- family dwelling units if the addition exceeds fifty percent of the existing floor area of the unit or which break the existing roof line.

Section 20.26.050 Mixed-Use Developments. A use permit pursuant to Chapter 20.81 shall be required for any mixed-use development.

Section 20.26.060 Special Operations or Structures. Any use which involves drive-through windows; hours of operation from midnight to 6:00 a.m.; on-site liquor sales; or the open storage of goods, materials, or vehicles (other than parking) shall require a use permit. Unless approved with a use permit for the open storage of goods, all uses (except parking) shall be conducted entirely within a building. Temporary office trailers are permitted only as temporary construction offices during the period of construction and only with Building Division approval.

CHAPTER 20.30

M-1 INDUSTRIAL DISTRICT USE REGULATIONS

Sections:

20.30.010	Purpose.
20.30.020	Permitted Uses.
20.30.030	Uses Permitted Subject to Obtaining a Use Permit.
20.30.040	Special Operations or Structures.

Section 20.30.010 Purpose. Chapter 20.30 establishes the M-1 Industrial District and prescribes regulations for land uses within this district. The purpose of the regulations contained in this chapter is to implement policies contained in the Land Use Element of the South San Francisco General Plan, particularly policies prescribed by the Light Industrial land use category.

Section 20.30.020 Permitted Uses. The following use types shall be permitted in M-1 districts:

- (a) Civic Use Types.
 - Administrative Services
 - Community Education
 - Cultural and Library Services
 - Essential Services
 - Safety Services
- (b) Commercial Use Types.
 - Administrative and Business Offices (which do not exceed 50% of total floor area)
 - Automotive and Equipment:
 - Automotive Repairs
 - Truck Stops
 - Building Maintenance Services
 - Business and Professional Services
 - Construction Sales and Services
 - Eating and Drinking Establishments: Convenience
 - Financial Services
 - Medical Services
 - Personal Services
 - Repair Services, Consumer
 - Research and Development
 - Transportation Services

- (c) Industrial Use Types. Custom Manufacturing
Food Preparation
General Industrial
Laundry Services
Light Manufacturing
Personal Storage
Wholesaling, Storage, and
Distribution:
Light
Heavy

Section 20.30.030 Uses Permitted Subject to Obtaining a Use Permit. The following use types are permitted in M-1 districts subject to obtaining a use permit:

- (a) Residential Use Types. Family Residential: Caretaker
- (b) Civic Use Types. Community Recreation
Convalescent Services
Day Care Services: Day Care
Center
Group Care
Major Public Services
Public Parking Services
Utility Services
- (c) Commercial Use Types. Administrative and Business
Offices (which exceed 50% of
total floor area)
Animal Sales and Services:
Grooming and Pet Stores
Kennels
Veterinary
Automotive and Equipment:
Automotive Sales/Rentals
Cleaning
Commercial Parking
Equipment Repair/Sales
Storage of Operable Vehicles
Commercial Recreation:
Indoor Entertainment
Indoor Sports and Recreation
Convenience Sales
Defective Goods Sales
Eating and Drinking Establishments:
Full Service
Limited Service
Food and Beverage Retail Sales
Gasoline Sales
Retail Sales
Secondhand Dealers and Sales

(d) Industrial Use Types. Inoperable Vehicle Storage
Truck Terminal

(e) Agricultural Use Types. Horticulture: Cultivation

Section 20.30.040 Special Operations or Structures. Any use which involves drive-through windows; hours of operation from midnight to 6:00 a.m.; on-site liquor sales; or the open storage of goods, materials, or vehicles (other than parking) shall require a use permit. Any industrial or manufacturing use which, in the opinion of the Planning Commission, may be objectionable by reason of production of offensive odor, dust, noise, bright lights, or vibration or involving the storage or handling of explosives or dangerous materials shall require a use permit. Unless approved with a use permit for the open storage of goods, all uses (except parking) shall be conducted entirely within a building. Temporary office trailers are permitted only as temporary construction offices during the period of construction and only with Building Division approval. Existing single-occupant industrial buildings shall require a use permit in order to convert to multi-tenant facilities.

CHAPTER 20.32

P-I PLANNED INDUSTRIAL DISTRICT USE REGULATIONS

Sections:

20.32.010	Purpose.
20.32.020	Permitted Uses.
20.32.030	Uses Permitted Subject to Obtaining a Use Permit.
20.32.040	Special Residential Regulations.
20.32.050	Mixed-Use Developments.
20.32.060	Non-Residential Uses Which Create One Hundred or More Trips.
20.32.070	Special Operations or Structures.

Section 20.32.010 Purpose. Chapter 20.32 establishes the P-I Planned Industrial District and prescribes regulations for land uses within this district. The purpose of the regulations contained in this chapter is to implement policies contained in the Land Use Element of the South San Francisco General Plan, particularly policies prescribed by the Planned Industrial land use category.

Section 20.32.020 Permitted Uses. The following use types shall be permitted in P-I districts:

- | | |
|----------------------------------|---|
| (a) <u>Civic Use Types.</u> | Administrative Services
Community Education
Cultural and Library Services
Essential Services
Safety Services |
| (b) <u>Commercial Use Types.</u> | Administrative and Business
Offices
Building Maintenance Services
Eating and Drinking Establishments:
Convenience
Full Service
Financial Services
Medical Services
Personal Services
Repair Services, Consumer
Research and Development |
| (c) <u>Industrial Use Types.</u> | Custom Manufacturing
General Industrial
Light Manufacturing
Wholesaling, Storage, and
Distribution: Light |

Section 20.32.030 Uses Permitted Subject to Obtaining a Use Permit.
The following uses are permitted in P-I districts subject to obtaining a use permit:

- (a) Residential Use Types. Family Residential: Caretaker
Group Residential
- (b) Civic Use Types. Community Recreation
Convalescent Services
Day Care Services:
Day Care Center
Group Care
Hospital Services
Major Public Services
Public Parking Services
Utility Services
- (c) Commercial Use Types. Automotive and Equipment:
Automotive Sales/Rentals
Cleaning
Commercial Parking
Truck Stops
Business and Professional Services
Commercial Recreation:
Indoor Sports and Recreation
Construction Sales and Services
Convenience Sales
Eating and Drinking Establishments:
Limited Service
Food and Beverage Retail Sales
Gasoline Sales
Retail Sales
Transportation Services
- (d) Industrial Use Types. Food Preparation
Personal Storage

Section 20.32.040 Special Residential Regulations.

- (a) Small Family Day Care Homes. A small family day care home located in a dwelling shall be permitted as a residential use.
- (b) Special Residential Care Facility. A special residential care facility shall be permitted as a residential use.

Section 20.32.050 Mixed-Use Developments. A use permit pursuant to Chapter 20.81 shall be required for any mixed-use development.

Section 20.32.060 Non-Residential Uses Which Create One Hundred or More Trips. All Non-Residential Uses which by their use generate one hundred or more vehicle trips per day shall require a use permit. The number of vehicle trips shall be determined according to the standard ADT (average daily trips) per 1000 gross square feet for the proposed use; the method shall be that as established in the edition of the Institute of Transportation Engineer's Trip Generation which is current at the time of application for the use permit.

Section 20.32.070 Special Operations or Structures. Any use which involves drive-through windows; hours of operation from midnight to 6:00 a.m.; on-site liquor sales; or the open storage of goods, materials, or vehicles (other than parking) shall require a use permit. Any industrial or manufacturing use which, in the opinion of the Planning Commission, may be objectionable by reason of production of offensive odor, dust, noise, bright lights, or vibration or involving the storage or handling of explosives or dangerous materials shall require a use permit. Unless approved with a use permit for the open storage of goods, all uses (except parking) shall be conducted entirely within a building. Temporary office trailers are permitted only as temporary construction offices during the period of construction and only with Building Division approval. Existing single-occupant industrial buildings shall require a use permit in order to convert to multi-tenant facilities.

CHAPTER 20.34

O-S OPEN SPACE DISTRICT USE REGULATIONS

Sections:

20.34.010	Purpose.
20.34.020	Permitted Uses.
20.34.030	Uses Permitted Subject to Obtaining a Use Permit.
20.34.040	Special Residential Regulations.
20.34.050	Mixed-Use Regulations

Section 20.34.010 Purpose. Chapter 20.34 establishes the O-S Open Space District and prescribes regulations for land uses within this district. The purpose of the regulations contained in this chapter is to implement policies contained in the Land Use Element of the South San Francisco General Plan, particularly policies prescribed by the Open Space-Existing and Open Space-Proposed land use category. It is the further purpose of these regulations to function as a method for the protection of valuable open space lands and uses, including the preservation of natural resources, the managed production of resources, outdoor recreation, and public health and safety.

Section 20.34.020 Permitted Uses. The following use types shall be permitted in O-S districts:

- | | |
|------------------------------------|--|
| (a) <u>Civic Use Types.</u> | Community Education
Cultural and Library Services
Essential Services
Park and Recreation
Safety Services |
| (b) <u>Agricultural Use Types.</u> | Animal Production
Crop Production
Energy Storage
Horticulture:
Cultivation
Storage |

Section 20.34.030 Uses Permitted Subject to Obtaining a Use Permit. The following uses are permitted in O-S districts subject to obtaining a use permit:

- | | |
|-----------------------------------|---|
| (a) <u>Residential Use Types.</u> | Family Residential:
Single-Family Detached
Two-Family Duplex
Single-Family Semi-Attached
Townhouse
Single-Family Group |
|-----------------------------------|---|

(b) Civic Use Types.

Community Recreation
Day Care Services:
Day Care Center
Major Public Services
Public Parking Services
Utility Services

(c) Commercial Use Types.

Commercial Recreation:
Indoor Entertainment
Indoor Sports and Recreation
Outdoor Entertainment
Outdoor Sports and Recreation
Eating and Drinking Establishments:
Convenience
Food and Beverage Retail Sales
Retail Sales

Section 20.34.040 Special Residential Regulations.

- (a) Factory-Built Housing. A design review approval pursuant to Chapter 20.85 shall be required for all factory-built housing. Factory-built housing shall be treated in this title the same as conventional site-built housing in all other respects.
- (b) Mobile Homes on Individual Lots. A design review approval pursuant to Chapter 20.85 shall be required for all mobile homes on residential lots, provided that the scope of review shall be limited to roof overhang, roofing material, and siding material. Mobile homes on residential lots shall be treated in this title the same as single-family dwellings in all other respects.
- (c) Small Family Day Care Homes. A small family day care home located in a dwelling shall be permitted as a residential use.
- (d) Special Residential Care Facility. A special residential care facility shall be permitted as a residential use.
- (e) Additions to Residential Units. A design review approval pursuant to Chapter 20.85 shall be required for additions to one-, two- and three-family dwelling units if the addition exceeds fifty percent of the existing floor area of the unit or which break the existing roof line.

Section 20.34.050 Mixed-Use Developments. A use permit pursuant to Chapter 20.81 shall be required for any mixed-use development.

Chapter 20.36
OVERLAY ZONING DISTRICTS

CHAPTER 20.36

OVERLAY ZONING DISTRICTS

Sections:

20.36.010	Districts Established.
20.36.020	Delineation of Zoning Map

Section 20.36.010 Districts Established. The overlay districts established are as follows:

Chapter 20.37: Adult Entertainment Overlay District

Chapter 20.38: Westborough Townhomes Overlay District

CHAPTER 20.37

ADULT ENTERTAINMENT OVERLAY DISTRICT

Sections:

20.37.010	Purpose.
20.37.020	Effect.
20.37.030	Definitions.
20.37.040	Home Occupations.
20.37.050	Location of Adult Entertainment Businesses.
20.37.060	Adult Entertainment District Location Criteria.
20.37.070	Measurement of Distance.
20.37.080	Variances.
20.37.090	Adult Entertainment Use Permit Required.
20.37.100	Applicability of this Chapter and Discontinuance of Non-Conforming Businesses.
20.37.110	Public Display of Certain Matter Prohibited.

Section 20.37.010 Purpose. The purpose of the Adult Entertainment Overlay District is to implement policies contained in the Land Use Element of the South San Francisco General Plan, particularly Policies 30 and 33, respectively, addressing Adult Entertainment and the Design Policy of the City. In adopting this chapter, it is recognized that certain types of adult entertainment businesses possess certain objectionable operational characteristics. It is further recognized that locating adult entertainment businesses in close proximity to facilities frequented by minors will cause the exposure of minors to adult material which may adversely affect such minors. In addition, it is recognized that substantial numbers of citizens of the City are offended by the public display of sexually oriented material. Special regulations of adult entertainment uses is, therefore, necessary to insure that these adverse effects of adult entertainment uses will not contribute to the blighting or downgrading of zones in which they are permitted or of surrounding neighborhoods; will not adversely affect minors; and will not offend the citizens of the City who do not wish to be exposed to sexually oriented material.

Section 20.37.020 Effect. All applicable provisions of this title shall apply to the regulation of adult entertainment businesses unless in conflict with other provisions of this chapter. This chapter shall not be interpreted as legalizing or condoning the production, presentation, sale, advertisement, dissemination, or distribution of matter which is obscene as defined and regulated by applicable state and local laws; nor shall this chapter be interpreted as legalizing or condoning participation in management, production, presentation, or

exhibition of obscene live conduct in any public place or any place exposed to the public view as defined and regulated by applicable state and local law.

Section 20.37.030 Definitions.

- (a) For the purpose of this chapter, "adult entertainment businesses" refers to the following establishments:
 - (1) "Adult arcade"--An establishment where, for any form of consideration, one or more motion picture projectors, slide projectors, or similar machines, for viewing by five or fewer persons each, are used to show films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by an emphasis upon the depiction or description of "specified sexual activities" or "specified anatomical areas."
 - (2) "Adult bookstore" includes any of the following:
 - (A) An establishment which has at least thirty percent of its stock-in-trade, and offers for sale for any form of consideration, any one or more of the following:
 - (i) Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, slides, or other visual representations which are characterized by an emphasis upon the depiction or description of "specified sexual activities" or "specified anatomical areas," or
 - (ii) Instruments, devices, or paraphernalia which are designed for use in connection with "specified sexual activities." This definition does not include a bona fide pharmacy.
 - (B) An establishment which uses at least thirty percent of the floor area of that portion of its total premises devoted to the display of its stock-in-trade for the sale, for any form of consideration of any one or more of the following:
 - (i) Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, slides, or other visual representations which are characterized by an emphasis upon the depiction or

description of "specified sexual activities" or "specified anatomical areas," or

(ii) Instruments, devices, or paraphernalia which are designed for use in connection with "specified sexual activities." This definition does not include a bona fide pharmacy.

(C) An establishment which derives at least thirty percent of its gross income from the sale, for any form of consideration, of any one or more of the following:

(i) Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, slides, or other visual representations which are characterized by an emphasis upon the depiction or description of "specified sexual activities" or "specified anatomical areas," or

(ii) Instruments, devices, or paraphernalia which are designed for use in connection with "specified sexual activities." This definition does not include a bona fide pharmacy.

(3) "Adult motion picture theater"--An establishment where, for any form of consideration, films, motion pictures, video cassettes, slides, or similar photographic reproductions are shown to an audience of six or more persons, and in which a substantial portion of the total presentation time is devoted to the showing of material which is characterized by an emphasis upon the depiction or description of "specified sexual activities" or "specified anatomical areas."

(4) "Adult theater"--A theater, concert hall, auditorium, or similar establishment which, for any form of consideration, regularly features live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities."

(5) "Bathhouse"--An establishment which provides the services of baths of all kinds, including all forms and methods of hydrotherapy, during which "specified anatomical areas" are displayed or "specified sexual activities" occur. This section shall not apply to hydrotherapy practiced by, or under the supervision of,

a medical practitioner, chiropractor, acupuncturist, or physical therapist, or a similar establishment where baths or hydrotherapy are offered as incidental or accessory services.

- (6) "Massage parlor"--An establishment where massage, alcohol rub, fomentation, electric or magnetic treatment or similar treatment or manipulation of the human body is administered, in exchange for any form of consideration, unless such treatment or manipulation is administered by a medical practitioner, chiropractor, acupuncturist, physical therapist, or similar professional person licensed by the state. This definition does not include a bona fide athletic club, school, gymnasium, reducing salon, or similar establishment where massage or similar manipulation of the human body is offered as an incidental or accessory service.
- (7) "Outcall service activity"--Any establishment or business which provides an outcall service which consists of individuals leaving the premises upon request or by appointment to visit other premises for a period of time for the purpose of providing any service during which time "specified anatomical areas" are displayed or "specified sexual activities" occur.
- (8) "Sexual encounter establishment"--An establishment, other than a hotel, motel or similar establishment offering public accommodations, which, for any form of consideration, provides a place where two or more persons may congregate, associate, or consort in connection with "specified sexual activities" or the exposure of "specified anatomical areas." This definition does not include an establishment where a medical practitioner, psychologist, psychiatrist, or similar professional person licensed by the state engages in sexual therapy.
- (9) Any other business or establishment which offers its patrons services or entertainment characterized by an emphasis on matter depicting, displaying, describing, or relating to "specified sexual activities" or "specified anatomical areas."

(b) For the purposes of this chapter, "specified sexual activities" shall include the following:

- (1) Human genitals in a state of sexual stimulation or arousal.

- (2) Acts of human masturbation, sexual intercourse, or sodomy.
- (3) Fondling or other erotic touching of human genitals, pubic region, buttock, or female breast.
- (c) For the purposes of this chapter, "specified anatomical areas" shall include the following:
 - (1) Less than completely and opaquely covered: (1) human genitals or pubic region; (2) buttock; and (3) female breast below a point immediately above the top of the areola.
- (d) For the purposes of this chapter, certain terms and words are defined as follows:
 - (1) "Establishment"--The "establishment" of an adult entertainment business shall mean and include any of the following:
 - (A) The opening or commencement of any such business as a new business;
 - (B) The conversion of an existing business, whether or not an adult entertainment business, to any of the adult entertainment businesses defined herein;
 - (C) The addition of any of the adult entertainment businesses defined herein to any other existing adult entertainment business; or
 - (D) The relocation of any such business.
 - (2) "Person"--Includes any person, firm, partnership, association, corporation, company, or organization of any kind.
 - (3) "Public park"--Means a park, playground, swimming pool, beach, pier, athletic field or public parkway within the City which is under the control, operation, or management of the City or County Parks and Recreation Department, the San Mateo County Harbor District or the San Francisco Bay Conservation and Development Commission.
 - (4) "Religious institution"--Means a building which is used primarily for religious worship and related religious activities.
 - (5) "School"--Means an institution of learning for minors, whether public or private, which offers instruction in

those courses of study required by the California Education Code or which is maintained pursuant to standards set by the State Board of Education. This definition includes a nursery school, kindergarten, elementary school, junior high school, senior high school, or a special institution of learning under the jurisdiction of the State Department of Education, but it does not include a vocational or professional institution or any institution of higher education, including a community or junior college, college, or university.

Section 20.37.040 Home Occupations. It is unlawful to establish any adult entertainment business as defined in this chapter as a home occupation as such term is defined in this title.

Section 20.37.050 Location of Adult Entertainment Businesses. It is unlawful to establish any adult entertainment business, as defined in this chapter, in any district other than the Adult Entertainment Overlay District.

Section 20.37.060 Adult Entertainment Overlay District Location Criteria. The location of such district is based on the following criteria: No Adult Entertainment Business shall be established in the following locations:

- (a) Within five hundred feet of any area zoned for residential use.
- (b) Within one thousand feet of any public park, religious institution, or school.

Section 20.37.070 Measurement of Distance. The distance between any adult entertainment business and any residential zone, religious institution, school, or public park shall be measured in a straight line, without regard to intervening structures, from the closest property line of the residential zone, religious institution, school, or public park to the closest exterior structural wall of such adult entertainment business.

Section 20.37.080 Variances.

- (a) Any property owner or his authorized agent may apply to the Planning Commission for a variance from Section 20.37.050 herein. The Planning Commission, after a hearing, may issue a variance permit if the following findings are made:
 - (1) That the applicant has met the conditions required for variances from the zoning ordinance pursuant

to Government Code Section 65906 and chapter 20.82, herein.

- (2) That the proposed use will not be contrary to the public interest or injurious to nearby properties, and that the spirit and intent of this chapter will be observed.
 - (3) That the proposed use will not enlarge or encourage the development of a "skid row" type of area.
 - (4) That the establishment of an adult entertainment business in the area will not be contrary to the City's General Plan or any program of neighborhood conservation, nor will it interfere with any program of Redevelopment.
 - (5) That all applicable provisions of state and local law will be observed.
- (b) The procedure for obtaining and receiving a variance permit shall be the same as that provided in Chapter 20.82 of this title with, among other matters, the same notice requirements, the same right of appeal to the City Council, and the same fees payable by the applicant. However, if the Planning Director determines that such a variance would impact a nearby residential area, public park, religious institution, or school beyond a three-hundred-foot radius of the requested location, notice of such variance request shall be given to all property owners on the assessment rolls within a radius of five hundred feet or one thousand feet of such requested location.

Section 20.37.090 Adult Entertainment Use Permit Required. It is unlawful to establish an adult entertainment business without first obtaining a use permit as provided in this chapter. Such permit shall be issued by the Planning Commission if the applicant meets the criteria listed below. The criteria listed below supersede any different or contrary provisions in this title for the issuance of use permits, unless otherwise stated. No other use permit shall be required to operate an adult entertainment business, and only the following criteria may be required as conditions to the issuance of this use permit:

- (a) An application for such use permit has been made in accordance with the procedure set forth in Chapter 20.81.
- (b) All building height, building site, minimum yard, and off-street parking requirements for uses subject to a

use permit in a P-C zone have been met. These requirements are set forth in Chapter 20.69 through Chapter 20.74 of this title. Issuance of an adult entertainment business use permit may be conditioned upon the installation of a fence of a type and design which meets the approval of the Planning Commission.

- (c) The building and lot on which such business is located complies with the local and state laws concerning signs, building security, design review, occupancy, structural safety, and landscaping, and all applicable building, plumbing, and fire codes have been met.
- (d) Hours of operation may be designated by the Planning Commission as a condition to the issuance of this use permit if the Planning Commission finds, based on substantial evidence, that there is a need for regulation of hours due to a specifically identified significant problem linked to the adult entertainment business so regulated. When regulating the hours of operation of an adult entertainment business, the Planning Commission shall, whenever possible, designate hours which are consistent with the hours of operation of nearby businesses which are similar in nature. If shorter hours than those of nearby businesses of a similar nature are imposed, the Planning Commission shall:
 - (1) Identify in writing the need for such shorter hours.
 - (2) Make a specific finding that a less restrictive condition or requirement would not alleviate the problems imposed by the longer hours of operation of such business.
 - (3) Set forth the period of time after which the permit holder could seek review of the Planning Commission's designation of the hours of operation of said business.
- (e) All regulations and provisions of this chapter have been complied with except as otherwise provided herein.
- (f) All applicable fees required by this title have been paid.

Section 20.37.100 Applicability of this Chapter and Discontinuance of Non-Conforming Businesses. Adult entertainment businesses operated or maintained in violation of this chapter shall be terminated immediately upon the effective date of this chapter. A variance from this provision may be obtained if

such business continues to be in non-compliance with requirements of this chapter, upon a finding that the business is obligated by written lease entered into before June 5, 1982 for a period extending beyond the effective date of this ordinance, or that the activity involves investment of money in a lease-hold or improvements such that a longer period is necessary to prevent undue financial hardship. For the purpose of this section, an option to renew a lease shall not be evidence that a business is obligated by a written lease for a period beyond the current term of the lease. The variance procedure shall be the same as provided in Chapter 20.82, and applications therefor shall be accompanied by a non-refundable fee in an amount as set forth in the Master Fee Schedule the City of South San Francisco adopted by Resolution of the City Council.

Section 20.37.110 Public Display of Certain Matter Prohibited.

All building openings, entries, and windows of adult entertainment businesses shall be located, covered, or screened in such a manner as to prevent a view into the interior from any public or semi-public area, including public sidewalks, streets, arcades, hallways, or passageways of any material which has as its primary or dominant theme matter depicting, illustrating, describing, or relating to "specified sexual activities" or "specified anatomical areas" as defined in this chapter. Furthermore, such businesses may not have signs, graphics, or window displays which in any way present, depict, illustrate, or describe such material when such material has as its purpose or effect sexual arousal, gratification, or affront.

CHAPTER 20.38

WESTBOROUGH TOWNHOMES OVERLAY DISTRICT

Sections:

20.38.010	Purpose
20.38.020	Exterior Colors and Materials
20.38.030	Exterior Modifications
20.38.040	Exception

Section 20.38.010 Purpose. The purpose of the Westborough Townhomes Overlay District is to regulate the exterior appearance of the attached dwellings in this district, because of the unique character of the nature of the attached units, the importance of the compatibility among the attached units, and because the units in this district were originally approved and built as a Planned Community.

Section 20.38.020 Exterior Colors and Materials. The exterior colors and materials used on a townhome shall be compatible with those used on the attached units and compatible with those used in the surrounding neighborhood. Those colors and materials should be consistent with those approved for the development. Any proposal to deviate from this requirement shall require design review approval.

Section 20.38.030 Exterior Modifications. Any exterior modification to a townhome in this district which requires a building permit, except as noted below, shall require design review approval.

Section 20.38.040 Exception. No design review approval shall be required for a minor addition to a townhouse with a detached garage located in front of the dwelling on an individual lot which:

- (1) does not exceed two hundred fifty (250) square feet in size; and
- (2) does not exceed one story in height; and
- (3) is not visible from a public street, public park, or common area; and
- (4) encloses the area between the dwelling unit and the garage.

Chapter 20.56
SPECIFIC PLAN DISTRICTS

CHAPTER 20.56

SPECIFIC PLAN DISTRICTS

Sections:

20.56.010 Designation.

Section 20.56.010 Designation. Chapters 20.57 through 20.60 encompass provisions to establish specific plan districts. The specific plan districts established are as follows:

Chapter 20.57: Gateway Specific Plan District.

Chapter 20.59: Oyster Point Marina Specific Plan District.

Chapter 20.61: Shearwater Specific Plan District.

Chapter 20.63 Terrabay Specific Plan District.

Chapter 20.57

GATEWAY SPECIFIC PLAN DISTRICT

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- 20.57.020 Gateway specific plan zoning district established.
- 20.57.030 Zoning map amended.
- 20.57.040 Regulations.
- 20.57.050 Procedures.
- 20.57.060 Definitions.
- 20.57.070 Authority and scope.
- 20.57.080 Purpose and intent.
- 20.57.090 Location.
- 20.57.100 Notes and conditions--Approval of development.
- 20.57.110 Notes and conditions--Precise plan approval.
- 20.57.120 Notes and conditions--Public improvements--Owner participation agreement.
- 20.57.130 Notes and conditions--Permissible types of construction.
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- 20.57.160 Categories.
- 20.57.170 Circulation--Street location.
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- 20.57.410 Signs--Computing area.
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- 20.57.440 Signs--Freestanding--Limitations.
- 20.57.450 Signs--Temporary--Advertising site for sale or lease.
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- 20.57.480 Open space standards.

VI. FLOODPLAIN MANAGEMENT

- 20.57.490 Floodplain management.

Sections: (Continued)

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IMPLEMENTATION OF SPECIFIC PLAN

- 20.57.500 General method.
- 20.57.510 Precise plan required.
- 20.57.520 Application for approval.
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- 20.57.540 Changes after approval.
- 20.57.550 Guidelines for review.
- 20.57.560 Period of review.
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- 20.57.590 Mandatory findings for approval.
- 20.57.600 Expiration of approval.

VIII. VARIANCE PERMITS

- 20.57.610 Basis for granting.
- 20.57.620 Application.
- 20.57.630 Application--Investigation.
- 20.57.640 Application--Public hearing.
- 20.57.650 Redevelopment agency decision.

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- 20.57.660 Amendment procedure and guidelines.

X. MAP OF SPECIFIC PLAN DISTRICT

- 20.57.670 "Exhibit B" to "Exhibit A" to Ordinance 868-81.

I. GENERAL PROVISIONS

20.57.010 Gateway specific plan adopted. The Gateway specific plan, which plan is set forth in Sections 20.57.060 through 20.57.670, is approved and adopted. (Ord. 868-81 §2, 1981).

20.57.020 Gateway specific plan zoning district established. A zoning district entitled "The Gateway Specific Plan District" is established consisting of, and in all respects consistent with, the regulations contained in the Gateway specific plan. (Ord. 868-81 §3, 1981).

20.57.030 Zoning map amended. A. Section 20.12.020 is amended by changing the district boundaries shown on the map incorporated by reference* in Section 20.12.020 to rezone the property, shown in the map set forth in Section 20.57.670,

* The referenced map is on file in the office of the city clerk.

as the "Gateway Specific Plan District," and to include the property described in subsection B of this section within the Gateway specific plan district.

B. "Exhibit A" to "Exhibit A" to Ordinance 868-81, describing the property included within the Gateway specific plan district: all that certain parcel of land situate in the city of South San Francisco, county of San Mateo, state of California, being the whole of lands recorded in Reel 7970 at Image 552, the westerly portion of Parcel Four recorded in Book 347 at Page 400, the whole of Parcel 1 as shown on a Parcel Map recorded in Vol. 12 at Page 29 of Parcel Maps, a portion of lands recorded in Book 412 at Page 411 and the westerly portion of lands recorded in Book 324 at Page 103 of the Official Records of the County of San Mateo and more particularly described as follows:

Beginning at a point at the southwesterly corner of this parcel, being also the southwesterly corner of Parcel Four as recorded in Book 347 at Page 400 of San Mateo County Official Records, being also a point in the northerly line of East Grand Avenue (formerly Swift Avenue) and running by bearings based on the California Coordinate System Zone 3; thence,

1. N38°42'41"E 3396.45 feet, along the easterly line of Southern Pacific Right-of-Way, to a point; thence,
2. N88°14'26"E 554.10 feet, along the southerly line of Oyster Point Blvd. (formerly Butler Road), to a point; thence,
3. N82°37'26"E 368.13 feet, along same, to a point; thence,
4. N88°14'26"E 417.67 feet, along same, to a point; thence,
5. S02°38'04"E 300.06 feet, along lands of Blue Line Transfer, Inc. as recorded in Vol. 5847 at Page 610 of San Mateo County Official Records, being also along Parcel 2 as shown on a Parcel Map recorded in Vol. 12 at Page 29 of Parcel Maps of San Mateo County Official Records, to a point; thence,
6. N87°23'46"E 561.24 feet, along same and along lands of John M. Malcolm as recorded in Reel 7823 at Image 2400 of San Mateo County Official Records, to a point; thence,
7. Along the arc of a curve to the left, whose radius point bears N02°36'14"W for 307.74 feet, through a central angle of 32°01' and a length of 171.96 feet, along the said lands of John M. Malcolm, to a point; thence,
8. N55°22'46"E 447.73 feet, along said lands of John M. Malcolm, to a point; thence,
9. N88°14'36"E 75.90 feet, along the southerly line of said Oyster Point Blvd. as recorded in Vol. 4801 at Page 251 of San Mateo County Official Records, to a point; thence,

10. S87°43'22"E 172.00 feet, along same, to a point; thence,
11. Back along the arc of a curve to the left, whose radius point bears S10°06'49"E for 655.00 feet, through a central angle of 24°49'57" and a length of 283.88 feet, along the lands of South San Francisco Industrial Park, Unit No. 3-B, recorded in Book 62 at Pages 3 to 8 of Maps in San Mateo County Official Records, to a point; thence,
12. S55°03'14"W 275.41 feet, along same, to a point; thence,
13. Along the arc of a curve to the right, whose radius point bears N34°56'46"W for 645.00 feet, through a central angle of 10°12'27" and a length of 114.91 feet, along same, to a point; thence,
14. S51°14'14"W 866.63 feet, along same, to a point; thence,
15. S44°10'10"W 1199.83 feet, along same, to a point; thence,
16. S30°35'41"W 372.72 feet, along same, to a point; thence,
17. Along the arc of a curve to the right, whose radius point bears N59°24'19"W for 100.00 feet, through a central angle of 09°25'58" and a length of 16.46 feet, along same, to a point; thence,
18. S87°17'26"W 18.11 feet, along lands of city of South San Francisco recorded in Book 5066 of San Mateo County Official Records at Page 693, to a point; thence,
19. Along the arc of a curve to the left, whose radius point bears S02°43'29"E for 655.55 feet, through a central angle of 56°41'15" and a length of 648.59 feet, along same said lands, to a point; thence,
20. S30°35'16"W 456.28 feet, along same said lands, to a point; thence,
21. Along the arc of a curve to the right, whose radius point bears N59°24'44"W for 25.50 feet, through a central angle of 60°27' and a length of 26.90 feet, along same said lands, to a point; thence,
22. N88°57'44"W 1700.01 feet, along the northerly line of said East Grand Avenue, to the point of beginning and containing an area of 117.144 acres. (Ord. 868-81 §4 (part), and Exh. A to Exh. A, 1981).

20.57.040 Regulations. The regulations contained in the Gateway specific plan set forth in Sections 20.57.060 through 20.57.670 are adopted and shall apply in the Gateway specific plan district. (Ord. 868-81 §5, 1981).

20.57.050 Procedures. Whenever this chapter does not provide specific procedures for the approval and/or administration of projects within the Gateway specific plan district or for appeals concerning such approvals or administration measures, the general procedures outlined in the zoning ordinance of the city of South San Francisco in effect at the time the issue arises shall be the procedures used within the Gateway specific plan district. (Ord. 868-81 §6, 1981).

20.57.060 Definitions. For the purpose of the Gateway specific plan, the following words are defined as follows:

A. "Building" means the principal structure or structures on any site, including all projections or extensions thereof, and all garages, outside platforms, outbuildings, docks and other similar structures.

B. "City" means the city of South San Francisco.

C. "City council" means the duly elected city council of the city of South San Francisco.

D. "Developer" means Homart Development Co.

E. "Final or Parcel Map" means any map designating the boundaries of one or more sites prepared by or for any owner and approved by the city pursuant to applicable ordinances and regulations.

F. "General plan" means the general plan adopted on April 21, 1969 by the city council of the city of South San Francisco by Resolution No. 5073, as amended, and such elements as may be adopted and amended from time to time in accordance with Title 7, Division 1, Chapter 3, Section 65300 et seq. of the California Government Code.

G. "Owner" means, at any particular time or times, any person, partnership, firm, corporation or other legal entity (including developer) which owns fee title to one or more sites, as shown by the official records of the county of San Mateo; provided, however, that a person or entity holding a security interest in any site or sites shall not be deemed an owner so long as its interest in the particular site or sites is for purposes of security only.

H. "Owner participation agreement" means that certain owner participation agreement dated as of March 19, 1981 entered by and among the city of South San Francisco, the redevelopment agency of the city of South San Francisco and Homart Development Co., as amended from time to time.

I. "Property line" means a line bounding a site as shown on any final or parcel map then in effect.

J. "Redevelopment agency" means the redevelopment agency of the city of South San Francisco created, in accordance with Division 24, Part 1, Section 33000 et seq. of the California Health and Safety Code, by Ordinance No. 804-79 adopted by the city council of the city of South San Francisco on December 19, 1979, and codified at Chapter 2.18.

K. "Redevelopment plan" means the redevelopment plan adopted by the city council of the city of South San Francisco on June 17, 1981 by Ordinance No. 867-81 in accordance with Division 24, Part 1, Section 33000 et seq. of the California Health and Safety Code.

L. "Research and development" means a land use classification suitable for and limited to research and development activities, engineering and testing activities, and office uses. The production of products, plans or designs is permitted, when the primary purpose of such production is research, development or evaluation. Manufacturing uses, wholesale and storage uses and retail sales shall not be permitted except as otherwise permitted in the specific plan district. Permitted research and development uses include:

1. Laboratories, offices and other facilities for research and development including basic, applied, development and technical services conducted by or for any individual organization or concern whether public or private;
2. Production of prototype products when limited to the scale reasonably necessary for full investigation of the merits of a product including commercial viability;
3. Pilot plants in which processes planned for use in production elsewhere can be tested to the extent reasonably necessary for full investigation of the merits of a product or process including commercial viability;
4. Engineering and testing laboratories and offices;
5. Clinics--medical and dental.

M. "Sign ordinance" means Ordinance No. 455 adopted November, 1960 by the city council of the city of South San Francisco, codified at Title 17, as amended from time to time.

N. "Site" means a contiguous area of land within the specific plan area which is owned of record by the same owner, whether shown as one or more lots or parcels or portions of lots or parcels on any recorded final or parcel map affecting the specific plan area.

O. "Specific plan area" means the property described in subsection B of Section 20.57.030 as shown on the specific plan map found in Section 20.57.670.

P. "Subdivision ordinance" means the subdivision ordinance of the city of South San Francisco, adopted by the city council on May 21, 1981 as Ordinance No. 861-81, codified at Title 19, as amended from time to time.

Q. "Zoning ordinance" means the zoning ordinance of the city of South San Francisco adopted by the city council on August 10, 1954 as Ordinance No. 353, codified at Title 20, as amended from time to time or its successor. (Ord. 868-81 Exh. A §A(1), 1981).

20.57.070 Authority and scope. The adoption and implementation of the Gateway specific plan by the city of South San Francisco is authorized by the following:

A. Title 7, Division 1, Chapter 3, Article 8 of the California Government Code (Sections 65450 through 65453). Pursuant to these provisions, the planning commission may, or shall if so directed by the city council, prepare specific plans based on the general plan and drafts of such regulations, programs and legislation as may, in the judgment of the planning commission, be required for the systematic execution of the general plan. Such a specific plan shall include all detailed regulations, conditions, programs and proposed legislation which shall be necessary or convenient for the systematic implementation of each element of the general plan;

B. Title 7, Division 1, Chapter 3, Article 9 of the California Government Code (Sections 65500 through 65507) which sets forth the procedure for adoption of specific plans;

C. Title 7, Division 1, Chapter 3, Article 10 of the California Government Code (Sections 65550 through 65553) pursuant to which the city council may establish administrative rules and procedures for the application and enforcement of specific plans and pursuant to which the city council may delegate administrative functions, powers and duties to and create such administrative agencies or boards of review as may be necessary or desirable to administer a specific plan;

D. Division 24, Part 1, Chapter 3, Article 3 of the California Health and Safety Code (Section 33220) which relates to the authorized methods to be used by public bodies to aid and cooperate with redevelopment projects located within the area in which they are authorized to act. (Ord. 868-81 Exh. A §A(2), 1981).

20.57.080 Purpose and intent. The Gateway specific plan provides for the coordinated development of certain property located in the city of South San Francisco Gateway redevelopment project area so as to take advantage of the superior environment which can result from large scale comprehensive planning. The concepts, regulations and conditions established by the Gateway specific plan are intended to provide for various commercial and research and development land uses integrated by consistent development standards.

The Gateway specific plan serves to refine and to implement the general plan of the city of South San Francisco with respect to the specific plan area. The Gateway specific plan further provides the opportunity to combine the concepts, procedures and regulations of several documents into one. These documents include the general plan, the redevelopment plan, the zoning ordinance and certain aspects of the subdivision ordinance.

The Gateway specific plan establishes the type, location, intensity and character of development to take place in the specific plan area, while allowing for creative and imaginative design concepts. The zoning regulations, development standards and other regulations of the Gateway specific plan are designed to foster well-conceived development of the specific plan area as a positive community asset of the city of South San Francisco. (Ord. 868-81 Exh. A §A(3), 1981).

20.57.090 Location. The Gateway specific plan applies only to the property located within the specific plan area which property is described in the legal description set forth in subsection B of Section 20.57.030 and which property is shown on the specific plan map in Section 20.57.670. Generally, the specific plan area is located east of the Southern Pacific Transportation Company railroad tracks between East Grand Avenue and Oyster Point Boulevard and west of Cabot, Cabot and Forbes Industrial Park. (Ord. 868-81 Exh. A §A(4), 1981).

20.57.100 Notes and conditions--Approval of development. The approval of development within the specific plan area shall be governed generally by Title 7, Division 1, Chapter 4.5 of the California Government Code (Sections 65920 through 65957.1) which sets forth general procedures for the review and approval of development projects and shall be governed more specifically by the approval procedures set forth in the Gateway specific plan adopted in accordance with Title 7, Division 1, Chapter 3, Article 9 of the California Government Code (Sections 65500 through 65507). (Ord. 868-81 Exh. A §A(5)(a), 1981).

20.57.110 Notes and conditions--Precise plan approval. In accordance with Title 7, Division 1, Chapter 3, Article 10 of the California Government Code, the Gateway specific plan provides that the redevelopment agency shall have the authority to review and approve or disapprove precise plans for development within the specific plan area, and the procedure for review of such precise plans is set forth in Sections 20.57.500 through 20.57.600. Accordingly, such precise plans shall not be subject to review under Sections 20.72.160 through 20.72.210. (Ord. 868-81 Exh. A §A(5)(b), 1981).

20.57.120 Notes and conditions--Public improvements--Owner participation agreement. The improvements shown on the tentative map for the specific plan area, to be filed by developer and approved by the city council in accordance with

the subdivision ordinance, shall be constructed in accordance with the owner participation agreement. The adoption of the Gateway specific plan ordinance is subject to the express condition that all development pursuant to the Gateway specific plan shall be suspended if the owner participation agreement is terminated pursuant to Paragraph 4.3.2 thereof until satisfactory funding is developed for the Grand Avenue separation, or alternative mitigation acceptable to the city is provided. (Ord. 868-81 Exh. A §A(5)(c), 1981).

20.57.130 Notes and conditions--Permissible types of construction. All construction within the boundaries of the specific plan area shall comply with all provisions of the Uniform Building Code, the various Mechanical, Electrical and Plumbing Codes, the Uniform Fire Code and the Building Security Standards adopted by the city of South San Francisco, as amended from time to time. (Ord. 868-81 Exh. A §A(5)(d), 1981).

20.57.140 Notes and conditions--Environmental impact report. An environmental impact report which analyzes the cumulative impacts for the physical development proposed by the specific plan has been certified by the city council. (Ord. 868-81 Exh. A §A(5)(e), 1981).

20.57.150 Notes and conditions--Land use. Any land use designation not specifically covered by the Gateway specific plan shall be deemed prohibited. (Ord. 868-81 Exh. A §A(5)(f), 1981).

II. LAND USE AND CIRCULATION

20.57.160 Use categories. The only use categories permitted in the specific plan area shall be commercial use and research and development use. (Ord. 868-81 Exh. A §B(1), 1981).

20.57.170 Circulation--Street location. The street system within the specific plan area shall be located, generally, as shown on the specific plan map in Section 20.57.670. Precise alignments shall be established during the process for review and filing of subdivision maps in conformance with the standards established in this chapter, and otherwise as established in the subdivision ordinance. (Ord. 868-81 Exh. A §B(2)(a), 1981).

20.57.180 Circulation--Street standards. Local streets within the specific plan area shall be established through the precise plan review procedure provided for in Sections 20.57.500 through 20.57.600. The streets within the specific plan area shall conform to the design standards for commercial arterials and collectors set forth in Chapters 19.16 and 19.20 with the exception that Gateway Boulevard shall have a minimum curve radius of seven hundred fifty feet and that Gateway Boulevard and Oyster Point Boulevard shall have the following minimum dimensions:

Minimum Dimensions--Streets Located
in Gateway Project Area

<u>Street</u>	<u>Right-of-Way</u>	<u>Pavement</u>	<u>Median</u>	<u>Sidewalk</u>
Gateway Boulevard	94'	56'	26'	6'* (each side)
Oyster Point Boulevard	87'	56'	16'	5' (north side) 10' (south side)

* This area is dedicated to landscaping and/or sidewalk. Sidewalk may be meandering pedestrian walkway outside of right-of-way providing connection between East Grand Avenue and Oyster Point Boulevard. (Ord. 868-81 Exh. A SB(2)(b), 1981).

III. GENERAL DEVELOPMENT STANDARDS

20.57.190 Development standards--Purpose. The general development standards shall provide continuity throughout the specific plan area by providing standards for all improvements constructed in the specific plan area. The specific plan district shall be divided into separate development parcels as shown in Section 20.57.670. Each parcel shall be limited in the types of uses permitted. (Ord. 868-81 Exh. A SC(1), 1981).

20.57.200 Uses permitted. The following uses are permitted in the parcels indicated:

<u>Uses Permitted</u>	<u>Parcels</u>
A. Retail stores and personal service establishments.	All
B. Office buildings for professional or business purposes.	All
C. Banks, theaters and automobile service stations.	B, E, F, J
D. Restaurants.	All
E. Hotels, motels and related facilities and services.	All
F. Research and development.	A, F
G. Signs appurtenant to any permitted use.	All
H. Other uses similar to permitted uses. (Ord. 868-81 Exh. A §C(2), 1981).	All

20.57.210 Buildings limitations. The number of buildings for the entire specific plan area shall not exceed fifty, and the buildings, excluding garages, shall conform to the following standards:

A. The building coverage shall not exceed fifty percent of the area of a site; and

B. The height of buildings shall not exceed two hundred fifty feet; and

C. The gross floor area of buildings shall not exceed one and twenty-five hundredths times the area of a site.
(Ord. 868-81 Exh. A §C(3), 1981).

20.57.220 Setback and yard requirements. The following shall be the minimum setback distances and yards required for all buildings and parking areas located within the specific plan area:

A. Buildings shall be set back forty feet from any property line on any street.

B. Parking shall be permitted within a required setback but shall not be permitted within twenty feet from any property line on a street and shall not be permitted within twenty feet from any building.

C. No yards are required except as may be necessary to satisfy the parking, setback and landscaping requirements set forth in this chapter. (Ord. 868-81 Exh. A §C(4), 1981).

20.57.230 On-street parking requirements. On-street parking shall not be permitted on the arterial street designated as "Gateway Boulevard" on the specific plan map shown in Section 20.57.670. (Ord. 868-81 Exh. A §C(5), 1981).

20.57.240 Off-street parking--General requirements. All parking facilities on each site in the specific plan area shall be sufficient to serve the business conducted on each such site without using adjacent streets for parking. Off-street parking shall be required in accordance with the minimum standards set forth in Section 20.57.250 taking into account any shared parking which may result from staggering of peak activity periods between adjacent or mixed uses. Off-street parking shall include a reasonable number of spaces to accommodate handicapped persons as specified in an approved precise plan, and, except as otherwise provided in this section and Sections 20.57.250 through 20.57.300, off-street parking shall be maintained in accordance with Chapter 20.52. (Ord. 868-81 Exh. A §C(6)(a), 1981).

20.57.250 Off-street parking--Minimum standards. The following are minimum off-street parking standards for sites in the specific plan area:

Minimum Off-Street Parking Standards

- | | |
|---|--|
| A. Any commercial use listed in Section 20.57.200 except as otherwise specifically provided in this section | 1 for each 200 square feet of gross floor area. |
| B. Hotels and motels | 1 for each 3 units; 1 1/2 for each unit with kitchen facilities, plus 1 for each 200 feet of gross floor area for lobby and offices and 1 for each 5 units for guests. |
| C. Spectator entertainment | 1 for every 5 fixed seats, and for every 35 square feet of nonfixed seating area in the auditorium plus 1 for each 200 square feet gross of nonseating area plus one for each 50 square feet of dining and/or drinking area. |

- | | |
|--|---|
| D. Dining and drinking establishments | 1 for each fifty square feet gross customer area, and 1 for each 200 square feet of all other floor areas. |
| E. Business and professional offices, financial institutions | 1 for each 300 square feet of gross floor area. |
| F. Research and development | 1 for each 500 square feet of gross floor area; 1 for each 300 square feet gross of office or nonstorage areas or nonlaboratory area. |

(Ord. 868-81 Exh. A §C(6)(b), 1981).

20.57.260 Off-street parking--Compact spaces. The allowable number of compact car parking spaces shall be up to fifty percent of the total spaces required, and compact car parking spaces may be grouped together in certain locations. (Ord. 868-81 Exh. A §C(6)(c), 1981).

20.57.270 Off-street parking--Sizes of spaces. The size of off-street parking spaces shall be as follows:

	<u>Width</u>	<u>Depth</u>	<u>Aisles</u>
A. Standard	8.5'	20'	24' —
B. Compact	7.5'	15'	24'

(Ord. 868-81 Exh. A §C(6)(d), 1981).

20.57.280 Off-street parking--Improvements. All parking areas and drives shall be separated from landscaped areas by concrete curbs in accordance with the zoning ordinance and shall be paved with a hard impervious surface. Paving structural sections for parking areas shall be designed in accordance with recommendations of a professional soils engineer based on the site's soils' conditions and projected traffic loadings. Such soils report shall be submitted to the redevelopment agency along with the precise plan for the site. (Ord. 868-81 Exh. A §C(6)(e), 1981).

20.57.290 Off-street parking--Lighting and maintenance. The owner shall ensure that all parking areas and drives are properly illuminated at the level of one footcandle or such

greater level as may reasonably be required for areas subject to heavy nighttime vehicular traffic. All parking areas shall be maintained for safe operation of vehicles and to present a slightly and well-kept appearance. (Ord. 868-81 Exh. A §C(6)(f), 1981).

20.57.300 Off-street parking--Loading and unloading spaces. A. Sufficient off-street loading and unloading spaces shall be provided on each site, and adequate provisions and space shall be made for maneuvering freight vehicles and handling all freight. Off-street loading and unloading spaces shall be provided in accordance with the following minimum standards:

Under 20,000 square feet	None
20,000 to 100,000 square feet	1
Each additional 500,000 square feet	2

B. Buildings and structures shall be so designed and so placed upon the site, and loading facilities shall be so constructed and so located, that motor vehicles, whether rear loading or side loading (of the maximum length permitted by the state of California at the time of construction of the buildings and structures, but in no case less than sixty feet in total length), may be loaded or unloaded at any loading dock or door, or loading area, without extending beyond the property line. (Ord. 868-81 Exh. A §C(6)(g), 1981).

20.57.310 Public utilities. A. Water. Water supply for the specific plan area shall be provided by the water service company franchised by the city to serve that area. The water mains shall be undergrounded and located within public rights-of-way and/or public easements.

B. Sewage Disposal. Sewage and waste water generated from the specific plan area shall be conducted in sanitary sewer trunk-lines located in public rights-of-way and/or public easements to the sewage treatment plant serving the city of South San Francisco.

C. Storm Water Drainage. Storm water generated within the specific plan area will be collected at appropriate intervals in area drains, catch basins and curb inlets and conducted in underground drainage pipes and/or open water courses to Colma Creek, a major flood control channel in the City of South San Francisco. The storm drain lines, located in public rights-of-way and/or public easements will be maintained by the City Public Works Division.

D. Solid Waste Disposal. Solid waste generated within the specific plan area will be collected and disposed of by a company which is franchised to collect and dispose of solid waste within the city limits of the city. (Ord. 967 §10, 1984; Ord. 868-81 Exh. A §C(7), 1981).

IV. CONSTRUCTION STANDARDS

20.57.320 Buildings and improvements--General requirements. All buildings and improvements located on any site shall be constructed by the owner of such site in accordance with the requirements of the redevelopment agency and in accordance with the standards found in Sections 20.57.330 through 20.57.380, unless an exception is approved in writing by the redevelopment agency. (Ord. 868-81 Exh. A §D(1)(part), 1981).

20.57.330 Exterior walls. Exterior walls shall be of wood, masonry, concrete or other equivalent material approved by the redevelopment agency and shall be finished in a manner acceptable to the redevelopment agency. (Ord. 868-81 Exh. A §D(1)(a), 1981).

20.57.340 Exterior design. Building construction and design shall be used to create a structure with substantially equally attractive sides of high quality, rather than placing all emphasis on the front elevation of the structure and neglecting or downgrading the aesthetic appeal of the side elevations of the structure. Any accessory buildings and enclosures, whether attached to or detached from the main building, shall be of similar compatible design and materials. (Ord. 868-81 Exh. A §D(1)(b), 1981).

20.57.350 Noise abatement. A. Buildings shall be designed and oriented on the site to reduce interior noise levels within the buildings caused by on-site activities or by adjacent highways, roads, flight paths or rail facilities to a level complying with all then applicable federal, state and local health and safety requirements. Noise generated on a site during construction or in areas outside completed buildings shall be minimized as necessary to avoid creation of a nuisance.

B. All construction contracts for any construction work to be performed on a site shall require the contractor to comply with all applicable federal, state and local governmental requirements relating to noise limitations on construction vehicles and equipment. (Ord. 868-81 Exh. A §D(1)(c), 1981).

20.57.360 Energy conservation. All buildings shall be designed, insulated and lighted in accordance with applicable federal and state energy conservation laws and regulations. (Ord. 868-81 Exh. A §D(1)(d), 1981).

20.57.370 Erosion control. Each owner engaging in any construction work shall take appropriate measures to maintain existing water courses, to minimize erosion and to control dust. (Ord. 868-81 Exh. A §D(1)(e), 1981).

20.57.380 Protection of trees. Construction vehicles and equipment and excavated soils shall be kept away from under the canopy of any trees on the site which are to be preserved. (Ord. 868-81 Exh. A §D(1)(f), 1981).

20.57.390 Signs--General requirements. Each sign shall be harmonious with the texture and color of the building to which it is affixed or in conjunction with which it is employed and shall otherwise be governed by the sign ordinance guidelines, codified in Title 17, as amended from time to time; provided, however, that the limitations found in Sections 20.57.400 through 20.57.450 shall apply to the extent they add to or are different from the requirements of the sign ordinance. (Ord. 868-81 Exh. A §D(2)(a)(part), 1981).

20.57.400 Signs--Program--Area per site. A sign program shall be submitted as a part of the precise plan application for a site. The area of signs appurtenant to the use of a site shall not exceed one hundred square feet per acre of site area. The sign area permitted for each site may be divided into the number of single or double faced signs appropriate for the number and size of buildings located on a site. (Ord. 868-81 Exh. A §D(2)(a)(1), 1981).

20.57.410 Signs--Computing area. The area of any sign shall include the entire face of the sign and any structural work incidental to its erection and/or decoration. If the sign is composed of individual letters, figures, or design, the space between and around such letters, figures, or design shall be considered as part of the sign area. For the purpose of computing the area of a double-faced sign, the two faces shall be treated as one if the copy is the same on both faces. (Ord. 868-81 Exh. A §D(2)(a)(2), 1981).

20.57.420 Signs--Illumination. A sign may be illuminated provided that no flashing, traveling, animated or intermittent illumination shall be used. Such illumination shall be confined to the area of the sign except when such illumination is backlighting for an otherwise nonilluminated sign. No colored illumination, other than white, shall be used without prior approval by the executive director of the redevelopment agency. (Ord. 868-81 Exh. A §D(2)(a)(3), 1981).

20.57.430 Signs--Extension above roofline. No sign shall extend above the dominant roofline of a building. (Ord. 868-81 Exh. A §D(2)(a)(4), 1981).

20.57.440 Signs--Freestanding--Limitations. Permanent freestanding signs are permitted subject to the same sign limitations described in Sections 20.57.390 through 20.57.430, except that the total size of any such sign shall not exceed a total of one hundred square feet in area. (Ord. 868-81 Exh. A §D(2)(a)(5), 1981).

20.57.450 Signs--Temporary--Advertising site for sale or lease. One sign may be erected on a site to offer the site for sale or lease of a size not to exceed twenty square feet in area, and temporary signs may be erected, during construction operations, of a character and size first approved by the executive director of the redevelopment agency. (Ord. 868-81 Exh. A §D(2)(a)(6), 1981).

20.57.460 Landscaping. In general, to be approved, landscaping plans ordinarily must provide for the following:

A. Completion of landscaping on the site contemporaneously with completion of the building and other improvements on the site;

B. Automatic underground sprinkling systems for all landscaped areas;

C. Landscaping which does not obstruct sight lines at street or driveway intersections;

D. Preservation of existing trees to the extent practical;

E. At least one tree for each two thousand square feet of area between building lines and street property lines with the exception of paved areas and parking islands;

F. Reasonable access to public and private utility lines and easements for installation and repair. (Ord. 868-81 Exh. A §D(3), 1981).

20.57.470 Fences. No fence, wall, or similar structure shall be erected, installed or permitted to remain on any site within twenty feet of the front property line, or within ten feet of a side or rear property line that is not a street property line, or in front of a building facing the street, without the prior approval of the redevelopment agency. (Ord. 868-81 Exh. A §D(4), 1981).

V. OPEN SPACE STANDARDS

20.57.480 Open space standards. Open space areas shall be conserved, designed and developed to enhance the environmental quality of the site and to achieve safe, efficient and harmonious development of the site. (Ord. 868-81 Exh. A §E, 1981).

VI. FLOODPLAIN MANAGEMENT

20.57.490 Floodplain management. The southwest corner of the specific plan area is located in zone B as per the flood insurance rate map (FIRM) of the city of South San Francisco. This zone includes areas subject to certain types of one-hundred-year shallow flooding where depths are less than one foot, as well as areas subject to one-hundred-year flooding from sources with drainage areas less than one square mile. This area of the specific plan area will be developed to lie above the zone B flood elevations, and as a result, potential flood hazards will be mitigated. (Ord. 868-81 Exh. A §F, 1981).

VII. PRECISE PLAN PROCEDURE FOR IMPLEMENTATION OF SPECIFIC PLAN

20.57.500 General method. The Gateway specific plan shall be implemented through the review of precise plans which shall set forth in detail development guidelines for proposed structures and improvements and their arrangements within the specific plan area. The redevelopment agency shall review precise plans submitted for approval to determine whether they are consistent with the Gateway specific plan, the redevelopment plan, and the owner participation agreement. (Ord. 868-81 Exh. A §G(1), 1981).

20.57.510 Precise plan required. No person shall commence any use or erect any structure or make exterior modifications to any existing use, parking area or structure, and no building permit, variance permit or certificate of occupancy shall be issued for any new use or structure or modification thereof until a precise plan therefor has been approved in accordance with the requirements set forth in Sections 20.57.520 through 20.57.600. The following shall not require prior approval of a precise plan:

A. Change in sign copy on existing changeable signs or on signs designed to allow a change of copy;

B. Changes required in whole or in part by a requirement of any governmental agency;

C. A permit for demolition of buildings existing in the specific plan area prior to adoption of the Gateway specific plan enabling ordinance and a general site grading permit for the specific plan area shall be granted without approval of precise plans therefor. (Ord. 868-81 Exh. A §G(2), 1981).

20.57.520 Application for approval. When a precise plan is required by the Gateway specific plan, the precise plan shall be submitted to the executive director of the redevelopment agency. The executive director of the redevelopment agency shall check each application for completeness and, if the precise plan is found to be incorrect, the executive director shall notify the applicant of the deficiency within fourteen days of submission of the precise plan to the agency. (Ord. 868-81 Exh. A §G(3), 1981).

20.57.530 Contents. The following information and drawings shall be required for consideration by the redevelopment agency, except that the executive director of the redevelopment agency may require lesser information or fewer drawings if in his opinion the information and drawings submitted meet the intent and purpose of this section; or, the executive director of the redevelopment agency may require additional information if such additional information is necessary to meet the intent and purpose of this section:

A. All applicable tentative, final or parcel maps within the area covered by the proposed precise plan;

B. A legal and physical description of the site including boundaries, easements, existing topography, natural features, existing buildings, structures and utilities;

C. A plot or site plan, drawn to scale which depicts all proposed on-site improvements and utilities and the locations of same in accordance with the standards established in the Gateway specific plan;

D. A landscape plan drawn to scale which sets forth information pertinent to the landscape requirements of the Gateway specific plan and the zoning ordinance and shows all existing trees and shrubs on the site;

E. Grading and drainage plans unless the City Engineer determines they are unnecessary for the review process;

F. Architectural plans and exterior elevations indicating profiles, glazing and materials drawn to scale. The applicant shall submit one colored full-size print showing elevations drawn to scale and ten 8-1/2" x 11" reductions showing all land uses and buildings;

G. Scale drawings of all signs and light standards with details of height, area, color and materials specified therein;

H. Any other drawings or additional information necessary for the redevelopment agency to review and make its determination as required hereby. (Ord. 967 §11, 1984; Ord. 868-81 Exh. A §G(4), 1981).

20.57.540 Changes after approval. If significant changes to an approved precise plan are desired by the applicant, a revised precise plan shall be submitted and processed according to the procedures established herein for approval of the original precise plan. Revisions which are minor in nature, other than those applied as a condition of approval, shall be reviewed and approved by the executive director of the redevelopment agency. (Ord. 868-81 Exh. A §G(5), 1981).

20.57.550 Guidelines for review. In reviewing precise plans pursuant to the Gateway specific plan, the redevelopment agency shall adhere to the standards set forth in Sections 20.57.160 through 20.57.470 and shall further attempt to foster and promote the general character and purposes of the specific plan area as set forth in the redevelopment plan and the owner participation agreement. (Ord. 868-81 Exh. A §G(6), 1981).

20.57.560 Period of review. To ensure the orderly development and marketing of property in the specific plan area, the redevelopment agency shall act promptly on any request for its approval, and in any event shall complete review of any precise plan within forty-five days of submission of the complete precise plan to the executive director of the redevelopment agency. The period for review of a precise plan may be extended once for a period not to exceed thirty days upon the written consent of the agency and the applicant. (Ord. 868-81 Exh. A §G(7)(a), 1981).

20.57.570 Executive director's review. The executive director of the redevelopment agency shall review the application in light of the guidelines and standards set forth in Sections 20.57.160 through 20.57.470, and shall consult with the staff of affected departments and offices of the city in connection with the review of each precise plan. Upon completion of his review and consultations, the executive director shall submit the precise plan to the board of the redevelopment agency and shall recommend that the board of the redevelopment agency approve, conditionally approve, disapprove or suggest modifications to the precise plan. (Ord. 868-81 Exh. A §G(7)(b), 1981).

20.57.580 Redevelopment agency approval decision. The redevelopment agency shall approve, conditionally approve, disapprove or suggest modifications to the precise plan. Any conditions shall be reasonable, and designed to assure attainment of the standards established in Section 20.57.550. No approval shall be unreasonably withheld by the board if the precise plan shall be within the standards set forth in Section 20.57.550. If the board disapproves the precise plan, it shall specify the standards or conditions which have not been met. If the board fails to approve, approve with conditions, disapprove or suggest modifications to the precise plan as submitted by the applicant within forty-five days following the date the complete precise plan (plus any period of extension under Section 20.57.560) was submitted to the executive director of the redevelopment agency, the precise plan shall be deemed approved. (Ord. 868-81 Exh. A §G(7)(c), 1981).

20.57.590 Mandatory findings for approval. The board of the redevelopment agency shall make the following findings before approving or conditionally approving any precise plan:

A. The project proposed in the precise plan is compatible with the intent and purpose of the Gateway specific plan.

B. The proposed development and/or construction standards of the precise plan are designed to achieve compliance with the development and/or construction standards of the Gateway specific plan.

C. The project proposed in the precise plan is consistent with the redevelopment plan and the owner participation agreement.

D. The project proposed in the precise plan is consistent with the general plan. (Ord. 868-81 Exh. A §G(8), 1981).

20.57.600 Expiration of approval. Any building permit or variance permit for which a precise plan has been approved, conditionally approved or modified shall lapse and shall be deemed void two years after the date thereof if a building permit has not been issued therefor and/or construction has not commenced or has not proceeded with due diligence thereafter. Reasonable extensions of time may be granted by the board of the redevelopment agency. (Ord. 868-81 Exh. A §G(9), 1981).

VIII. VARIANCE PERMITS

20.57.610 Basis for granting. Where practical difficulties, unnecessary hardships and results inconsistent with the general purpose of the Gateway specific plan may

result from the strict application of certain provisions thereof, variance permits may be granted as provided in this section and Sections 20.57.620 through 20.57.650. (Ord. 868-81 Exh. A §H(part), 1981).

20.57.620 Application. An owner may apply for a variance by submitting a written application on a form prescribed by the redevelopment agency. (Ord. 868-81 Exh. A §H(1), 1981).

20.57.630 Application--Investigation. When an application is filed, the executive director of the agency shall make an investigation and review of said application. Upon completion of the investigation and review, the executive director of the agency shall set a public hearing before the redevelopment agency on the application. (Ord. 868-81 Exh. A §H(2), 1981).

20.57.640 Application--Public hearing. A. Notice of the public hearing shall be published once in a newspaper of general circulation printed and published in the city of South San Francisco not less than ten days prior to the date set for the hearing.

B. Notice of the public hearing shall be posted on the property which is subject of the application, or adjacent thereto, not less than ten days prior to the date set for such hearing.

C. Notice of the public hearing shall be mailed by the redevelopment agency through the United States mail, using names and address from the last equalized county assessment roll at least ten days prior to a public hearing. The applicant shall submit to the executive director of the agency a certified, complete and accurate mailing list of all assessor's parcel numbers, owners and addresses of all properties shown on the last equalized assessment roll as owning real property within three hundred feet of the property which is the subject of the proposed application in a form as prescribed by the redevelopment agency. (Ord. 868-81 Exh. A §H(3), 1981).

20.57.650 Redevelopment agency decision. At the conclusion of the public hearing, the redevelopment agency shall make written findings of fact as to whether the variance sought will be in harmony with the general purpose of the Gateway specific plan. The redevelopment agency may, by resolution, grant or deny the variance as it deems necessary to fulfill the purposes of the Gateway specific plan and may grant the variance with conditions and require reasonable guarantees and evidence that such conditions are being or will be met. (Ord. 868-81 Exh. A §H(4), 1981).

IX. AMENDMENT OF GATEWAY SPECIFIC PLAN

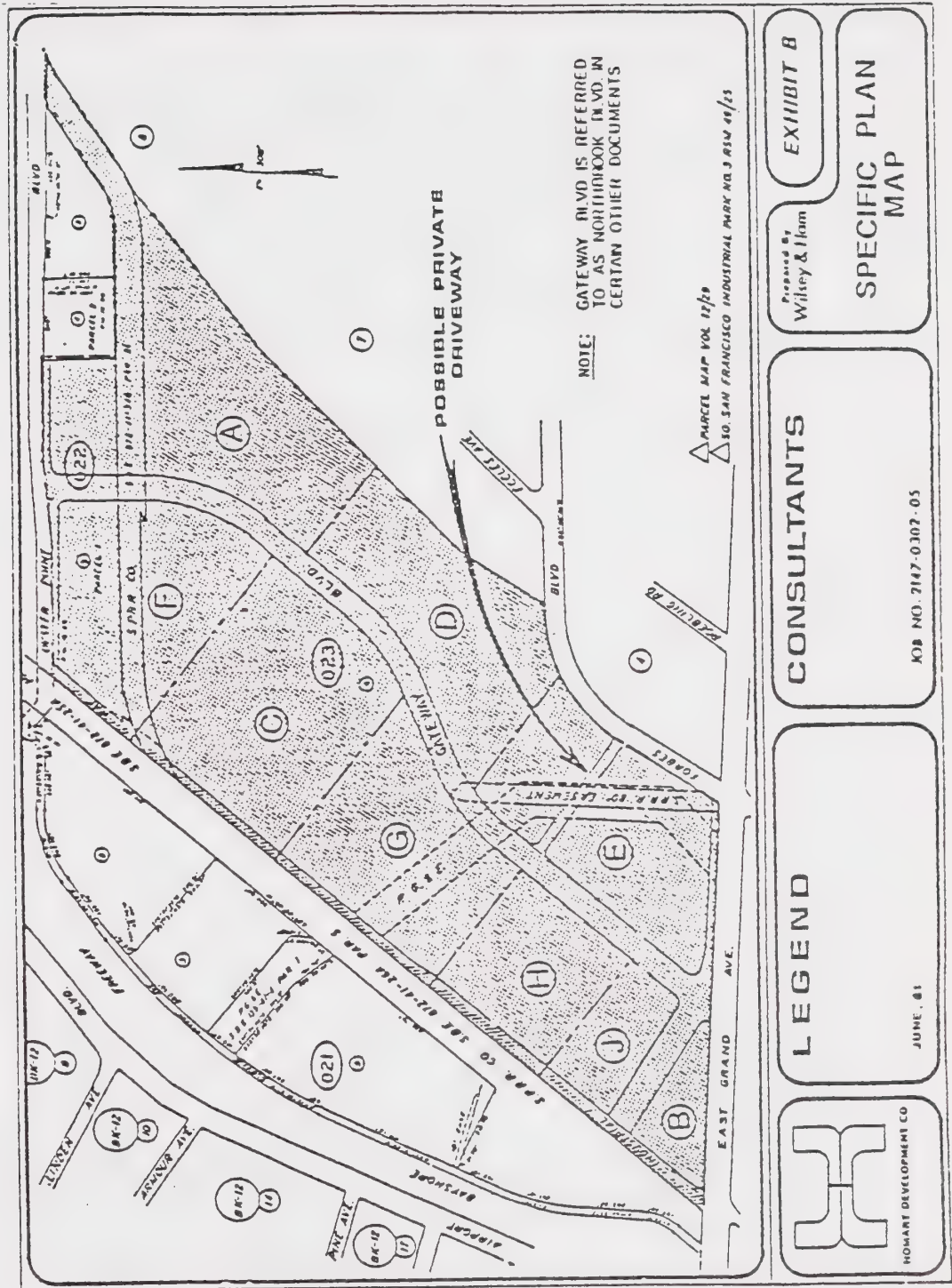
20.57.660 Amendment procedure and guidelines. The procedure for amending the Gateway specific plan shall be as specified in the California Government Code, Sections 65500 through 65507. Prior to approving any amendment to the Gateway specific plan, the city council shall find that:

A. The amendment is consistent with the redevelopment plan and the owner participation agreement.

B. The amendment is consistent with the general plan.
(Ord. 868-81 Exh. A §I, 1981).

X. MAP OF SPECIFIC PLAN DISTRICT

20.57.670 "Exhibit B" to "Exhibit A" to Ordinance
868-81.



(Ord. 868-81 Exh. B to Exh. A, 1981).

Chapter 20.59

OYSTER POINT MARINA SPECIFIC PLAN DISTRICT

Sections:

- 20.59.010 Definitions.
- 20.59.020 Regulations generally.
- 20.59.030 Land use and circulation.
- 20.59.040 General development standards.
- 20.59.050 Construction standards.
- 20.59.060 Open space standards.
- 20.59.070 Floodplain management.
- 20.59.080 Procedure for implementation.
- 20.59.090 Variance permit procedure.
- 20.59.100 Amendment of Oyster Point Marina specific plan.
- 20.59.110 Permits from other agencies.
- 20.59.120 Permissible types of construction.

20.59.010 Definitions. The following definitions shall be supplementary to those contained in Chapter 20.08 of this code:

A. Building. "Building" means the principal structure or structures on any site, including all projections or extensions thereof, and all garages, outside platforms, out-buildings, docks and other similar structures.

B. City. "City" means the city of South San Francisco.

C. City Council. "City council" means the duly elected city council of the city of South San Francisco.

D. General Plan. "General plan" means the general plan adopted on April 21, 1969 by the city council by Resolution No. 5073, as amended, and such elements as may be adopted and amended from time to time commencing with Title 7, Division 1, Chapter 3, Section 65300 of the Government Code.

E. Harbor District. "Harbor district" means the San Mateo County Harbor District.

F. Joint Powers Agreement. "Joint powers agreement" means the agreement between the city and the San Mateo County Harbor District, which became effective on the 11th day of November, 1977 and as amended from time to time, which authorizes said agencies to jointly develop and construct all of the required facilities for the expansion and improvement of the Oyster Point Marina Park.

G. Lessee. "Lessee" means, at any particular time or times, any person, partnership, firm, corporation or other legal entity which holds a lease to one or more sites with the Harbor District and/or city.

H. Property Line. "Property line" means a line bounding a lot or parcel as shown on any final or parcel map then in effect.

I. Sign Ordinance. "Sign ordinance" means Title 17 of the South San Francisco Municipal Code as amended from time to time.

J. Site. "Site" means a contiguous area of land within the specific plan area which is the subject of a proposed precise plan, whether shown as one or more lots or parcels or portions of lots or parcels on any recorded final or parcel map affecting the specific plan area.

K. Specific Plan. "Specific plan" means the Oyster Point Marina specific plan adopted by the city council by Resolution No. 124-83 dated September 7, 1983 and as amended from time to time.

L. Specific Plan Area/Specific Plan District. "Specific plan area" or "specific plan district" means the property described in Exhibit "A" set out at the end of this chapter and incorporated herein by this reference and as shown on the specific plan map, designated as Exhibit "B" and set out at the end of this chapter, and incorporated herein by this reference.

M. Subdivision Ordinance. "Subdivision ordinance" means Title 19 of the South San Francisco Municipal Code as amended from time to time.

N. Zoning Ordinance. "Zoning ordinance" means Title 20 of the South San Francisco Municipal Code as amended from time to time or its successor. (Ord. 927 §4(part), 1983).

20.59.020 Regulations generally. A. The regulations contained in this chapter shall apply in the specific plan district.

B. Wherever this chapter or the specific plan do not provide specific standards and/or procedures for the approval and/or administration of development projects within the specific plan district or for appeals concerning such approvals or administration of development projects, the standards and procedures outlined in Title 20 of the South San Francisco Municipal Code in effect at the time the issue is decided shall be the standards and procedures applicable to such development projects.

C. Whenever a subdivision map or parcel map is required to be filed in connection with a project within the specific plan district, the standards and procedures contained in Title 19 of the South San Francisco Municipal Code shall apply to said project unless those procedures and standards are inconsistent with specific standards or procedures set forth in this chapter.

D. Whenever a subdivision map or parcel map is required to be filed in connection with a project within the specific plan district, no building permit shall be issued for said project unless and until all of the requirements

(including but not limited to recordation) related to final subdivision or parcel maps have been met.

E. Approval of Development. The approval of development within the specific plan area shall be governed generally by Title 7, Division 1, Chapter 4.5 of the Government Code (commencing with Section 65920) which sets forth general procedures for the review and approval of development projects and shall be governed more specifically by the approval procedures set forth in the specific plan.

F. Precise Plan Approval. The specific plan provides that the city council shall have the authority to review and approve or disapprove precise plans for development within the specific plan area, and the procedure for review of such precise plans is set forth in Section G of the specific plan.

G. Land Use. Any land use designation not specifically authorized by the specific plan shall be deemed prohibited. (Ord. 927 §4(part), 1983).

20.59.030 Land use and circulation. A. Use Categories. The following uses may be permitted on various parcels located within the specific plan area subject to first obtaining precise plan approval:

<u>Uses</u>	<u>Parcels</u>
1. Retail stores, offices, and personal service establishments	1,2,3,4
2. Restaurants, excluding fast-food restaurants with drive-through windows	1,2,3,4
3. Hotels, motels and related facilities and services	1,2,3,4
4. Signs appurtenant to any permitted use	All
5. Public park and related uses, such as parking lots and park service buildings	5,9,11
6. Harbor Master building	11
7. Public buildings, public parking and related public uses and facilities	6,8,10,11
8. Marina, fuel docks, launching ramp and related facilities	11

<u>Uses</u>	<u>Parcels</u>
9. Private clubs	10
10. Boat storage, repair and service	6,7,8
11. Fishing pier	11

B. Circulation.

1. Street Locations. The street system within the specific plan area shall be located as shown on the specific plan map, Exhibit "B", set out at the end of this chapter.

2. Maintenance. All streets and roadways within the specific plan district shall be private and maintained by the Harbor district. (Ord. 927 §4(part), 1983).

20.59.040 General development standards. A. Purpose. The general development standards shall provide continuity throughout the specific plan district by providing standards for all improvements constructed in the district. The specific plan district shall be divided into separate development parcels as shown on Exhibit "B", set out at the end of this chapter. Each parcel shall be limited in the types of uses permitted, to those shown on Exhibit "B" and indicated in subsection 20.59.030 A.

B. Setbacks. No building, wall, or similar structure shall be erected, installed or permitted to remain on any site within twenty feet of the front property line, or within ten feet of a side or rear property line.

C. Lot Coverage. Building lot coverage shall not exceed fifty percent.

D. Building Height. Building height shall not exceed fifty feet except for buildings on Parcel 3 which shall not exceed one hundred feet in height.

E. Off-street parking requirements.

1. General Requirements. All parking facilities on each site in the specific plan area shall be sufficient to serve the uses conducted on each such site. Off-street parking spaces shall be provided in accordance with the minimum standards set forth in subsection E of this section taking into account any shared parking which may result from staggering of peak activity periods between adjacent or mixed uses. Parking shall include a reasonable number of spaces to accommodate handicapped persons. Except as otherwise provided in this section, parking shall be maintained in accordance with Sections 20.52.010 through 20.52.190 of this code.

2. Minimum Off-Street Parking Standards.

- a. Any commercial use listed in Section 20.50.030A except otherwise specifically provided in this section
 - 1 space for each 200 square feet of gross floor area.

- b. Hotels and motels 1 space for each 3 guest units; 1-1/2 spaces for each guest unit with kitchen facilities, plus 1 space for each 200 feet of gross floor area for lobby, meeting rooms, and offices plus 1 visitor parking space for each 5 guest units.
- c. Dining and drinking establishments 1 space for each 50 square feet gross customer area, and 1 for each 200 square feet of all other floor areas.
- d. Public park, marina, private club, harbor master building, fishing pier, launch ramp and other public uses and facilities As shown on the specific plan map set out at the end of this chapter as Exhibit "B".
- e. Business and professional offices 1 space for each 300 square feet of gross floor space.

3. Compact Spaces. The allowable number of compact car parking spaces shall be up to thirty percent of the total spaces required.

4. Sizes of Spaces. The size of off-street parking spaces shall be as follows:

	<u>Width</u>	<u>Depth</u>	<u>Aisles</u>
Standard	9'	20'	25'
Compact	7.5'	16'	25'

F. Signs.

1. A sign program shall be submitted as a part of the precise plan application for a site. The sign area permitted for each site may be divided into the number of single or double faced signs appropriate for the number and size of buildings located on a site.

2. Each sign shall be harmonious with the texture and color of the building to which it is affixed or related and shall otherwise be governed by the sign ordinance as amended from time to time; provided, however, that the following limitations shall apply to the extent they add to or are different from the requirements of the sign ordinance:

a. The area of any sign shall include the entire face of the sign and any structural work incidental to its construction and/or decoration. If the sign is composed of individual letters, figures, or design, the space between and around such letters, figures, or design shall be considered as part of the sign area. For the purpose of computing the area of a double-faced sign, the two faces shall be treated as one if the copy is the same on both faces.

b. A sign may be illuminated provided that no flashing, traveling, animated or intermittent illumination shall be used. Such illumination shall be confined to the area of the sign except when such illumination is backlighting for an otherwise nonilluminated sign. No colored illumination, other than white, shall be used without prior approval by the city council and harbor district board.

c. No sign shall extend above the dominant roofline of the building, to which it is attached.

d. Permanent free-standing signs are permitted subject to the same sign limitations described above.

G. Landscaping. Landscaping plans shall be approved by the director of parks and recreation and shall provide for the following:

1. Completion of landscaping on the site contemporaneously with completion of the building and other improvements on the site;

2. Automatic underground sprinkling systems for all landscaped areas;

3. Landscaping which does not obstruct sight lines at street or driveway intersections as approved by the city traffic engineer;

4. Preservation of existing trees to the extent practical;

5. At least one tree shall be provided for each two thousand square feet of area between building lines and street property lines with the exception of paved areas and parking islands;

6. Reasonable access to public and private utility lines and easements for installation and repair as approved by the director of public services.

H. District Security Plan. The general manager of the Harbor district shall have the responsibility of formulating a security plan for the specific plan district. Said security plan shall be submitted within sixty days of adoption of the specific plan for approval by the city's police department

and shall be amended and updated as necessary. The security plan shall address overall specific plan district safety and security issues, as well as integrate individual security measures of projects developed under precise plans. The security plan shall address on-site circulation and traffic control, access control, lighting, fencing, enforcement of traffic regulations and applicable city and county ordinances, use of security personnel, reporting and complaint processes, and any other security and safety issue that affects the specific plan district and its users. (Ord. 927 §4(part), 1983).

20.59.050 Construction standards. Buildings and Improvements. All buildings and improvements located on any site shall be constructed by the lessee or owner of such site in accordance with the requirements of the city council and Harbor district board and in accordance with the following standards, unless an exception is approved in writing by the city and Harbor district.

A. Exterior Walls. Exterior walls shall be of wood, masonry, concrete or other equivalent material approved by the city council and the Harbor district board.

B. Exterior Design. Building construction and design shall be used to create a structure with substantially equally attractive sides of high quality. All accessory buildings and enclosures, whether attached to or detached from the main building, shall be of similar and compatible design and materials.

C. Noise Abatement.

1. Buildings shall be designed and oriented on the site to reduce interior noise levels within the buildings caused by on-site activities, adjacent streets, or rail facilities to a level complying with all then applicable federal, state, county, and local health and safety requirements. Noise generated on a site during construction or in areas outside completed buildings shall be minimized as required to avoid creation of a nuisance.

2. Buildings shall be designed and oriented on the site to reduce interior noise levels within the buildings caused by aircraft overflight or operations at the San Francisco International Airport to a level which conforms with the standards set forth in Exhibit "C" set out at the end of this chapter and incorporated herein by reference as though set forth verbatim.

3. All construction contracts for work to be performed on a site shall comply with all applicable federal, state and local governmental requirements relating to noise limitations on construction vehicles and equipment.

D. Energy Conservation. All buildings shall be designed, insulated and lighted in accordance with applicable federal and state energy conservation laws and regulations.

E. Erosion Control. Each owner or lessee engaging in or authorizing any construction work shall take reasonable measures to minimize erosion and control dust as required by the director of public services.

F. Automatic Fire Extinguishing Systems. All buildings shall be provided with an automatic fire extinguishing system or an alternate means of protection or notification as approved by the fire chief.

G. Secondary Source of Water. A secondary source of water for fire protection shall be installed by the Harbor district and made usable prior to the issuance of building permits for any future building phase in the specific plan area. (Ord. 927 §4(part), 1983).

20.59.060 Open space standards. Open space areas shall be conserved, designed and developed to enhance the environmental quality of the site and to achieve safe, efficient and harmonious development of the site. (Ord. 927 §4(part), 1983).

20.59.070 Floodplain management. The perimeter of the specific plan area is located in Zone VI on the Flood Insurance Rate Map (FIRM) of the city. This zone includes areas subject to certain types of one-hundred-year coastal flooding and wave action. This portion area of the specific plan area shall be developed to lie above the Zone VI flood elevations. (Ord. 927 §4(part), 1983).

20.59.080 Procedure for implementation. A. General Method. The specific plan shall be implemented through the review and approval of precise plans which shall indicate in detail proposed structures and improvements and their arrangements on sites within the specific plan area. The city shall review precise plans to determine whether they are consistent with the general plan and specific plan.

B. Precise Plan Required. No person shall commence any use or erect any structure or make exterior modifications to any existing structure, use or parking area and no building permit or certificate of occupancy shall be issued for any new use or structure or modification thereof until a precise plan therefor has been approved in accordance with the requirements hereinafter set forth. The following shall not require prior approval of a precise plan:

1. Changes in sign copy on existing changeable signs or on signs designed to allow a change of copy;

2. Changes required in whole or in part by a lawful requirement of any governmental agency having competent jurisdiction to impose such requirements;

3. Interior modifications of buildings which do not alter the nature, character or intensity of a use;

4. Any public use, public building, or public improvement which is shown on the Specific Plan Map (Exhibit "B"), however, any such use, building or improvements shall be submitted to the city's design review board for approval prior to the issuance of a building permit.

C. Filing Fees. A precise plan application fee shall be paid for all private development proposals pursuant to the Master Fee Schedule of the city; provided, however, that said application fees shall be waived for all precise plans which involve only public buildings and uses.

D. Application for Approval of Precise Plan. The director of the department of community development shall check each application for completeness and, if the precise plan is found to be incomplete, the director shall notify the applicant of the deficiency within thirty days of submission of the precise plan to the city.

E. Contents of Precise Plan. The following information and drawings shall be required for consideration by the city, except that the director of the department of community development may require lesser information or fewer drawings if in his opinion the information and drawings submitted meet the intent and purpose of this section. The director of the department of community development may also require additional information if such additional information is necessary to meet the intent and purpose of this section:

1. All applicable tentative, final or parcel maps within the area covered by the precise plan;

2. A legal and physical description of the site including boundaries, easements, existing topography, natural features, existing buildings, structures and utilities;

3. Ten full-sized and twenty-five eight and one-half inch by eleven inch reduction copies of a site plan which depicts all proposed on-site improvements and utilities and the locations of same in accordance with the standards established in the specific plan;

4. A landscape plan drawn to scale which sets forth information pertinent to the landscape requirements of the specific plan and the zoning ordinance and shows all existing trees and shrubs on the site;

5. Grading and drainage plans unless the city engineer determines they are unnecessary for the review process;

6. Architectural plans and exterior elevations indicating profiles, glazing and materials drawn to scale. The applicant shall submit one colored full-size print showing elevations drawn to scale, seven full scale drawings drawn to one-fourth scale and twenty-five eight and one-half inch by eleven inch reductions showing all land uses and buildings.

7. One colored full scale drawing and twenty-five eight and one-half inch by eleven inch reductions of all

signs and light standards with details of height, area, color and materials specified therein;

8. An estimate, prepared by a qualified professional, of the average daily and peak sanitary sewage discharge from the proposed development;

9. Any other drawings or additional information necessary for the city to review and make its determination as required herein.

F. Changes in Approved Precise Plan. If significant changes to an approved precise plan are desired by the applicant, a revised precise plan shall be submitted and processed according to the procedures established herein for approval of the original precise plan. Minor revisions other than those including revisions of uses, densities or applied as a condition of approval, may be reviewed and approved by the city manager.

G. Standards and Guidelines for Review. In reviewing precise plans pursuant to the specific plan, the city shall adhere to the standards set forth in this chapter and shall further attempt to foster and promote the general character and purposes of the specific plan.

H. Procedure for Review and Approval.

1. To ensure the orderly development and marketing of property in the specific plan area, the city council shall act promptly on any request for its approval, and in any event shall complete review of any precise plan within forty-five days of submission of the complete precise plan application to the director of the department of community development. The period for review of a precise plan may be extended upon the written consent of the city and the applicant.

2. The director of the department of community development shall review the application in light of the guidelines and standards set forth in this chapter and shall consult with the staff of affected departments and offices of the city in connection with the review of each precise plan. Upon completion of his review and consultations, the director shall submit the precise plan to the city council and shall recommend that the city council approve, conditionally approve, or disapprove the precise plan.

3. Upon completion of its review, the city council shall approve, conditionally approve, or disapprove the precise plan. Any conditions of approval shall be reasonable, and designed to reasonably mitigate significant effects of the proposed project on the environment and to assure attainment of the standards established in this chapter.

4. If the city council fails to approve, approve with conditions, or disapprove the precise plan as submitted by the applicant within forty-five days following the date the precise plan was submitted to the city council, the precise plan shall be deemed approved.

5. Notwithstanding subsection H4 of this section, the forty-five-day decision requirement specified therein may be extended with the written consent of the applicant for a precise plan.

I. Mandatory Findings for Approval of Precise Plan. The city council shall make the following findings before approving or conditionally approving any precise plan:

1. The project proposed in the precise plan is consistent with the specific plan;

2. The proposed development and/or construction standards of the precise plan are consistent with the development and/or construction standards of the specific plan;

3. The project proposed in the precise plan is consistent with the joint powers agreement;

4. The project proposed in the precise plan is consistent with the general plan;

5. The project has received prior approval by the Harbor district board.

J. Expiration of Precise Plan Approval. A precise plan which has been approved or conditionally approved shall lapse and shall be deemed void two years after the date thereof if construction has not commenced or has not proceeded with due diligence thereafter. A one-year time extension may be granted by the city council. (Ord. 927 §4 (part), 1983).

20.59.090 Variance permit procedure. Where practical difficulties, unnecessary hardships and results inconsistent with the general purpose of the specific plan may result from the strict application of certain provisions thereof, variance permits may be granted by the city council pursuant to Section 65906 of the Government Code and Sections 20.80-.090 through 20.80.140 of the Municipal Code. (Ord. 927 §4(part), 1983).

20.59.100 Amendment of Oyster Point Marina specific plan. The procedure for amending the Oyster Point Marina specific plan shall be as specified in the Government Code (commencing with Section 65500). Prior to approving any amendment to the Oyster Point Marina specific plan, the city council shall find that:

1. The amendment is consistent with the intent of the specific plan and the joint powers agreement.

2. The amendment is consistent with the general plan. (Ord. 927 §4(part), 1983).

20.59.110 Permits from other agencies. No development proposal which requires a permit or an approval of any sort to be issued by any local, state or federal agency, may

be approved by the city until proof of such other permit, license or approval is on file in the department of community development. (Ord. 927 §4(part), 1983).

20.59.120 Permissible types of construction. All construction within the boundaries of the Oyster Point Marina specific plan district shall at a minimum comply with all applicable provisions of state law and this code. Oyster Point Marina specific plan requirements will prevail where more restrictive. (Ord. 927 §4(part), 1983)

LEGAL DESCRIPTION

OYSTER POINT MARINA

PARCEL ONE

All that certain real property situate in the city of South San Francisco, county of San Mateo, state of California, described as follows:

BEGINNING at a point on the Northerly line of the lands described in the Deed from Mary Barrett Carter, a single woman, to South San Francisco Scavenger Co., a partnership, dated June 2, 1959 and recorded June 8, 1959 in Book 3615 Official Records of San Mateo County, page 541 (56465-R), which point bears South 45.19 feet and North 88°27'14" East 538.17 feet from a 6 inch granite monument set 660 feet South of the corner common to Sections 14, 15, 22 and 23, Township 3 South Range 5 West, Mount Diablo Base and Meridian, said monument being distant 12 feet North from the Southwesterly corner of the lands described in the Deed from South San Francisco Land and Improvement Company, a California corporation, to Irving I. Wildberg, Arthur A. Wildberg and Leopold Oppenheimer, Copartners, doing business under firm name and style of Wildberg Bros., dated March 8, 1923 and recorded March 9, 1923 in Book 66 Official Records of San Mateo County, page 381 (2569-A); thence from said point of beginning North 55°58'26" East 197.35 feet; thence North 40°58'30" East 168.65 feet; thence North 34°50'00" East 93.02 feet; thence North 46°04'00" East 266.64 feet; thence North 119.67 feet; thence North 39°45'00" West 94.46 feet to a point in the dividing line between Tide Lots 7 and 26 produced Westerly; said point also known as the Northwesterly corner of parcel one herein described, thence due East along said production 978.63 feet along the most Northerly boundary of Tide Lots 7 and 6 in Section 23, Township 3 South, Range 5 West, Mount Diablo Base and Meridian, as shown in Map No. 1 of Salt Marsh and Tide Lands situate in the County of San Mateo, State of California, prepared by Order of the Board of Tide Land Commissioners under the authority and in accordance with the provisions of an Act entitled "an act supplementary to, and amendatory of an Act, entitled an act to survey and dispose of certain salt marsh and tide lands belonging to the State of California, approved March thirtieth eighteen hundred and sixty eight," approved April 1st, 1870 to the most Northeasterly

corner of said lot 6, being also the common corner of Tide Lots 5, 6, 27 and 28; thence North 1320 feet to the most Northwesterly corner of Lot 28, being also the common corner of Tide Lots 27, 28, 21 and 22; thence East 1320 feet along the most Northerly boundary of Tide Lots 28 and 29 to the most Northerly corner of Tide Lot 30, said tide land lots being in Section 14, Township 3 South, Range 5 West, Mount Diablo Base and Meridian, as shown on the map entitled "MAP NO. 1 OF SALT MARSH AND TIDE LANDS SITUATE IN THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, PREPARED BY ORDER OF THE BOARD OF TIDE LAND COMMISSIONERS UNDER THE AUTHORITY AND IN ACCORDANCE WITH THE PROVISIONS OF AN ACT ENTITLED 'AN ACT SUPPLEMENTARY TO AND AMENDATORY OF AN ACT ENTITLED AN ACT TO SURVEY AND DISPOSE OF CERTAIN SALT MARSH AND TIDE LANDS BELONGING TO THE STATE OF CALIFORNIA, APPROVED MARCH THIRTIETH EIGHTEEN HUNDRED AND SIXTY-EIGHT,' APPROVED APRIL 1, 1970"; thence South 45° East, 933.37 feet to the most Northeasterly corner of Tide Lot 30; thence South 1980 feet along the most Easterly boundary of Tide Lots 30 and 3 to the most Southeasterly corner of Tide Lot 3; thence West, 3214.86 feet along the most Southerly boundary of tide land Lots 3, 4, 5, 6 and 7 in Section 23, Township 3 South, Range 5 West, Mount Diablo Base and Meridian, as shown on the map entitled "MAP NO. 1 OF SALT MARSH AND TIDE LANDS SITUATE IN THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, PREPARED BY ORDER OF THE BOARD OF TIDE LAND COMMISSIONERS UNDER THE AUTHORITY AND IN ACCORDANCE WITH THE PROVISIONS OF AN ACT ENTITLED 'AN ACT SUPPLEMENTARY TO AND AMENDATORY OF AN ACT ENTITLED AN ACT TO SURVEY AND DISPOSE OF CERTAIN SALT MARSH AND TIDE LANDS BELONGING TO THE STATE OF CALIFORNIA, APPROVED MARCH THIRTIETH EIGHTEEN HUNDRED AND SIXTY-EIGHT,' APPROVED APRIL 1, 1870," to the most Southwesterly corner of Lot 7; thence North 22°10'25" East 52.49 feet, thence North 56°10'25" East 13.78 feet to a point in the Easterly line of that certain additional Right of Way for slopes referred to in Parcel 1, as "on the left between Stations "A" 10 plus 00 to "A" 17 plus 00, 80 feet" in the Deed from South San Francisco Land and Improvement Company, a corporation, to South San Francisco Belt Railway, a corporation, dated October 20, 1928 and recorded December 8, 1928 in Book 384 of Official Records of San Mateo County at page 289 (23920-B); thence leaving the line of Tide Land Lot 7 on and along the Easterly line of the Right of Way for slopes above referred to on the arc of a curve to the left, a radial line through the last mentioned point bears North 85°04'53" West, having

a radius of 610.26 feet, and an arc length 16.55 feet to a point; thence North $86^{\circ}38'07''$ West, 55.00 feet to a point which bears South $86^{\circ}38'07''$ East 45.00 feet from Survey line Station "A" 10 plus 00, as said survey line is described in Parcel 1 of that certain Deed recorded December 8, 1928 in Book 384 of Official Records of San Mateo County at page 289 (23920-B) a radial line through the last mentioned point bears North $86^{\circ}38'07''$ West; thence on the arc of a curve to the left with a radius of 555.26 feet, a distance of 169.23 feet to the Southeasterly corner of the lands described in the above mentioned deed from Mary Barrett Carter to the South San Francisco Scavenger Co.; then South $75^{\circ}55'03''$ West along the Southerly line of the lands described in the last mentioned deed, 25.16 feet to a point in the Easterly line of Lot 29, Block 16 of "SOUTH SAN FRANCISCO INDUSTRIAL PARK UNIT NO. 3," as said Lot and Block are shown on that certain map recorded in Book 49 of Maps at pages 25, 26, 27, and 28, in the office of the Recorder of the County of San Mateo, State of California; thence Northerly along said Easterly line of said Lot 29 and its Northwesterly prolongation, along a curve to the left having a tangent bearing of North $14^{\circ}04'32''$ West, a radius of 530.26 feet a central angle of $41^{\circ}39'55''$ and an arc length of 385.60 feet to the Northwesterly line of the lands described in Parcel "D" of the Deed from Southern Pacific Company, a Delaware corporation, to Utah Construction and Mining Company, a corporation dated July 14, 1958 and recorded July 17, 1958 in Book 3425 Official Records of San Mateo County, page 381 (58567-Q): thence along the Northwesterly line of said last mentioned lands along a curve to the right having a tangent bearing of North $49^{\circ}17'56''$ East, a radius of 195.19 feet, a central angle of $6^{\circ}11'23''$ and an arc length of 21.09 feet and tangent to the preceding curve North $55^{\circ}29'19''$ East 56.44 feet to the Northerly corner of said Parcel "D"; thence North 35.68 feet to a point which is distant South 25.00 feet from the Southeasterly corner of the lands described in the above mentioned Deed recorded March 9, 1923 in Book 66 of Official Records of San Mateo County, page 381 (2569-A); thence North $86^{\circ}27'14''$ East 7.96 feet to the point of beginning.

TOGETHER WITH an Easement for roadway purposes, with right of ingress and egress over a strip of land generally 25 feet in width lying contiguous to and adjacent to the Northwesterly line of Parcel One above described, said strip of land being more particularly described as follows:

BEGINNING at the northwesterly corner of Parcel One as herein described; thence from said corner South 39°45'00" East 94.46 feet to a point; thence South 119.67 feet to a point; thence South 46°04'00" West 266.64 feet to a point; thence South 34°50'00" West 93.02 feet to a point; thence South 40°58'30" West 168.65 feet to a point; thence South 55°58'26" West 197.35 feet to a point; thence South 88°27'14" West 7.96 feet to a point in the Easterly line of the lands of the South San Francisco Belt Railway, a corporation; thence along said lands, north 14.32 feet to the Southeasterly corner of that 0.146 acre parcel of land acquired by Wildberg Brothers, a description of which was recorded March 9, 1923 in Book 66 of Official Records of San Mateo County at page 381; thence North 55°58'26" East 186.77 feet to a point; thence North 40°58'30" East 164.22 feet to a point; thence North 34°50'00" East 94.14 feet to a point; thence 46°04'00" East 258.47 feet to a point; thence North 100.00 feet to a point; thence 39°45'00" West 106.22 feet to a point in the dividing line between Tide Lots 7 and 26 produced Westerly; thence along said line East 32.52 feet to the point of beginning.

PARCEL TWO

BEGINNING at a point which bears West 32.52 feet from the Northwesterly corner of Parcel One above described; thence South 39°45'00" East 106.22 feet to a point; thence South 100.00 feet to a point; thence South 46°04'00" West 138.86 feet to a point; thence North 278.01 feet to a point in the dividing line between Tide Lots 7 and 26 produced Westerly; thence along said dividing line East 32.08 feet to the point of beginning.

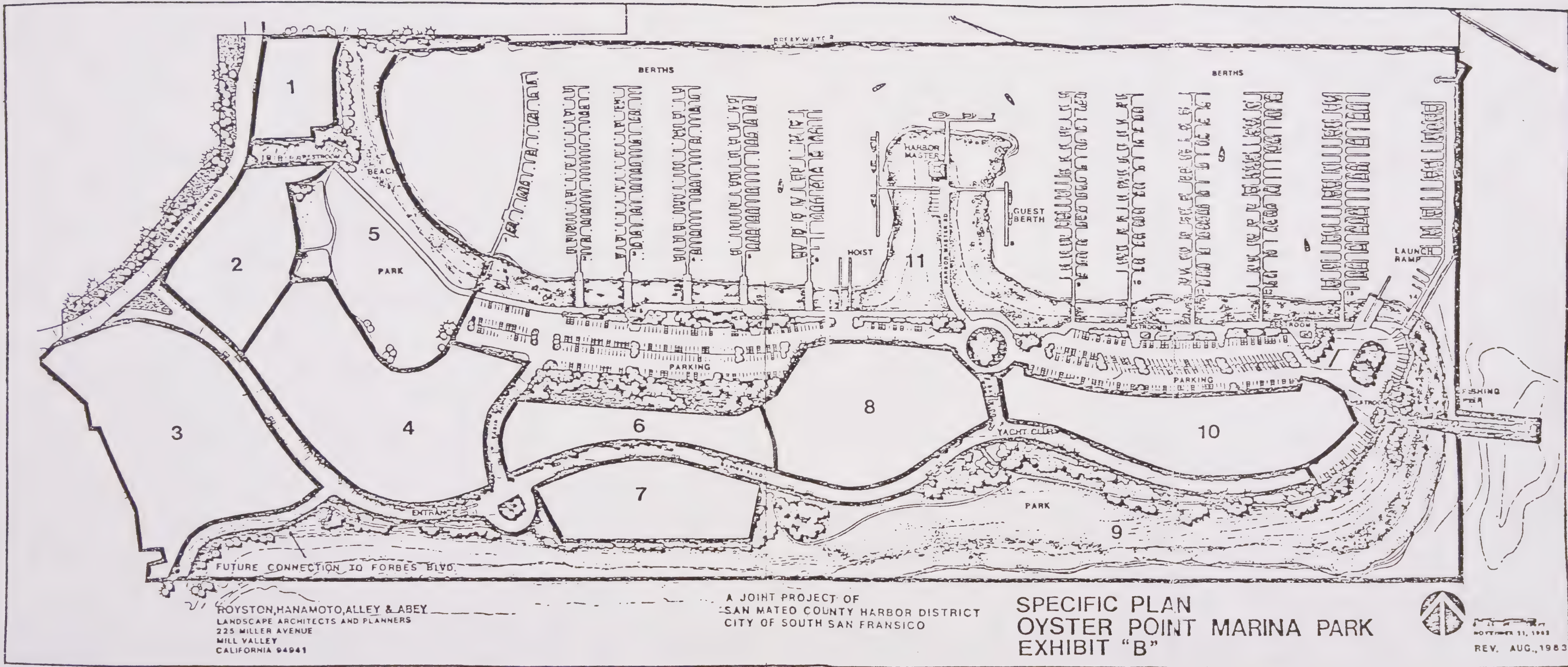


Exhibit C to Ordinance 937-83

USE CATEGORY	Maximum Interior Noise Level Specified.	Required Exterior-to-Interior Noise Reduction		
		Between the 65-dB CNEL and the 70-dB CNEL Contour.	Between the 70-dB CNEL and the 75-dB CNEL Contour.	Within the 75-dB CNEL Contour.
<u>Residential:</u>				
Habitable residential areas and transient quasi-residential (hotel-motel) sleeping areas.	CNEL 45 dB Leq 35 dB	25 dB 35 dB	30 dB 40 dB	35 dB 45 dB
Hospital wardrooms.	Leq 35 dB	35 dB	40 dB	45 dB
<u>Educational Facilities and Sanctuaries:</u>				
School classrooms.	Leq 45 dB	25 dB	30 dB	35 dB
School auditoriums.	Leq 35 dB	35 dB	40 dB	45 dB
Libraries.	Leq 50 dB	20 dB	25 dB	30 dB
Recreational rooms.	Leq 55 dB	15 dB	20 dB	25 dB
Church sanctuaries.	Leq 40 dB	30 dB	35 dB	40 dB
Educational or religious public-audience projection halls. 1/	Leq 40 dB	30 dB	35 dB	40 dB
<u>Recreational Facilities:</u>				
Concert halls.	Leq 25 dB	45 dB	50 dB	55 dB
Legitimate theaters.	Leq 35 dB	35 dB	40 dB	45 dB
Motion picture theaters.	Leq 40 dB	30 dB	35 dB	40 dB
Sports arenas, gymnasiums, bowling alleys.	Leq 65 dB	5 dB	10 dB	15 dB
<u>Commercial and Light Industrial Facilities:</u>				
Executive offices and conference rooms.	Leq 50 dB	20 dB	25 dB	30 dB
Staff offices. 2/	Leq 50 dB	20 dB	25 dB	30 dB
Sales and secretarial areas and offices.	Leq 50 dB	20 dB	25 dB	30 dB
Laboratories, general. 2/	Leq 55 dB	15 dB	20 dB	25 dB
Laboratories for precision and microscopic work.	Leq 45 dB	25 dB	30 dB	35 dB
Machine shops, assembly & construction shops.	Leq 65 dB	5 dB	10 dB	15 dB
Retail areas, markets, restaurants.	Leq 55 dB	15 dB	20 dB	25 dB
<u>Buildings and Structures for Interior Uses Not Specifically Identified Above:</u>				
Whenever a Proposed Use Falls into More Than One Category, the Most Stringent Classification Shall Apply.				
Noise-sensitive areas, other than those specifically identified hereinabove, comprising sleeping areas and areas in which music and artistic and inspirational spoken messages are received by an audience.	Leq 40 dB	30 dB	35 dB	40 dB
Noise-sensitive areas, other than those specifically identified hereinabove, in which spoken communications are an essential part of the activities therein.	Leq 50 dB	20 dB	25 dB	30 dB
Noise-sensitive areas, other than those specifically identified hereinabove, in which human activities produce all-pervasive interior Leq values in excess of 55 dB.	Leq 55 dB	15 dB	20 dB	25 dB

1/ Exempt from this restriction are: Projection booths, film-cutting and splicing labs, and audio/visual storage rooms.

2/ In areas where people work continuously on tasks not related to noisier interior activities.

Chapter 20.61, Shearwater Specific Plan District, is not included in this printing. Copies are available under separate cover from the Planning Division.

Chapter 20.63

TERRABAY SPECIFIC PLAN DISTRICT

Sections:

- 20.63.010 Definitions.
- 20.63.020 Regulations generally.
- 20.63.030 Uses permitted.
- 20.63.040 Site design and grading.
- 20.63.050 Street standards.
- 20.63.060 Transportation systems management.
- 20.63.070 Parking.
- 20.63.080 Utilities.
- 20.63.090 Landscaping.
- 20.63.100 Parks and recreation facilities.
- 20.63.110 Environmental quality.
- 20.63.120 Special regulations within the Terrabay residential district.
- 20.63.140 Special regulations applicable within the Terrabay commercial district.
- 20.63.150 Development procedure generally.
- 20.63.160 Precise plan and subdivision maps--Generally.
- 20.63.170 Precise plan and subdivision maps--Submittal--Initial review.
- 20.63.180 Precise plan--Contents.
- 20.63.190 Precise plan--Action by secretary of planning commission.
- 20.63.200 Planning commission report on precise plan.
- 20.63.210 Precise plan--Action by city council.
- 20.63.220 Mandatory findings for approval of precise plan.
- 20.63.230 Amendments to approved precise plan.
- 20.63.240 Expiration of precise plan approval.
- 20.63.250 Permits from other agencies.
- 20.63.270 Permissible types of construction.

20.63.010 Definitions. The following definitions shall be supplementary to those contained in Chapter 20.08 of this code.

A. "Building" means the principal structure or structures on any site, including all projections or extensions thereof, and all garages, outside platforms, outbuildings, docks and other similar structures.

B. "City" means the city of South San Francisco.

C. "City council" means the duly elected city council of the city of South San Francisco.

D. "Development agreement" means any agreement(s) entered by and among the city of South San Francisco and a project sponsor, in accordance with Title 7, Division 1, Chapter 3, Article 2.5, Section 65864 et seq., of the California Government Code.

E. "Final or parcel map" means any final subdivision map or parcel map, as defined in the Subdivision Map Act (Section 66410 et seq., Government Code).

F. "General plan" means the general plan adopted on April 21, 1969 by the city council of the city of South San Francisco by Resolution No. 5073, as amended, and such elements as may be adopted and amended from time to time in accordance with Title 7, Division 1, Chapter 3, Section 65300 et seq. of the Government Code.

G. "Habitat conservation plan (HCP)" means a method of conserving, managing and enhancing the natural resources necessary for the perpetuation of endangered species as such plan was approved by the city on November 15, 1982, and as such plan is lawfully amended from time to time.

H. "High technology center" means a land use classification which utilizes a combination of showrooms and office space for the sale and distribution of high technology and electronic equipment.

I. "Owner" means, at any particular time or times, any person, partnership, firm, corporation or other legal entity (including sponsor) which owns fee title to one or more sites, as shown by the official records of the county of San Mateo; provided, however, that a person or entity holding a security interest in any site or sites will not be deemed an owner so long as its interest in the particular site or sites is for purposes of security only.

J. "Precise plan" means plans and drawings which present detailed site and building information for each building phase of a project.

K. "Project sponsor" means any person, partnership, firm, corporation or other legal entity attempting to subdivide or in any way develop any site within the Terrabay specific plan district. "Project sponsor" includes but is not limited to W. W. Dean and Associates and their successors in interest of any description.

L. "Property line" means a line bounding a site as shown on any final subdivision or parcel map then in effect. The property line along a street shall be the respective right-of-way line shown on the final subdivision or parcel map.

M. "Recreational vehicle" means a vehicular unit, regardless of size, primarily designed as a temporary living quarters for recreational, camping, or travel use; it either has its own motive power or is designed to be mounted on or drawn by an automotive vehicle. "Recreational vehicle"

includes but is not limited to motor homes, truck campers, travel trailer, camping trailer, and boats. For the purpose of this definition, a boat shall be a recreational vehicle regardless of whether or not its design includes temporary living quarters.

N. "Site" means a contiguous area of land within the Terrabay specific plan district which is owned of record by the same owner, whether shown as one or more lots or parcels or portions of lots or parcels on any recorded subdivision parcel map affecting the specific plan area.

O. "Terrabay commercial district" means all of the real property located within the boundaries described in Exhibits B and C attached to the ordinance codified in this chapter and by this reference incorporated herein as though set forth verbatim. (See exhibits at end of chapter.)

P. "Terrabay residential district" means all of the real property located within the boundaries described in Exhibits B and D attached to the ordinance codified in this chapter and by this reference incorporated herein as though set forth verbatim. (See exhibits at end of chapter.)

Q. "Trailer" means a vehicle without motive power, designed so that it can be drawn by a motor vehicle, to be used for the carrying of persons or property or as a human habitation. However, a structure which meets the requirements of the building code of the city in all ways, including foundation, is not a trailer, whether or not it was once a vehicle. (Ord. 915 §4(part), 1983).

20.63.020 Regulations generally. A. The regulations contained in this chapter shall apply in the Terrabay specific plan district.

B. Whenever this chapter or the Terrabay specific plan do not provide specific standards and/or procedures for the approval and/or administration of development projects within the Terrabay specific plan district or for appeals concerning such approvals or administration of development projects, the standards and procedures outlined in Title 20 of the South San Francisco Municipal Code in effect at the time the issue arises shall be the standards and procedures applicable to such development projects.

C. Whenever a subdivision map or parcel map is required to be filed in connection with a project within the Terrabay specific plan district, the standards and procedures contained in Title 19 of the South San Francisco Municipal Code shall apply to the project unless those procedures and standards are inconsistent with specific standards or procedures set forth in this chapter.

D. Whenever a subdivision map or parcel map is required to be filed in connection with a project within the Terrabay

specific plan district, no building permit shall be issued for the project unless and until all of the requirements (including but not limited to recordation) related to final subdivision or parcel maps have been met. (Ord. 915 §4(part), 1983).

20.63.030 Uses permitted. Uses permitted in the Terrabay specific plan district subject to first obtaining approval of precise plans and, if applicable, subdivision or parcel maps, and subject to the regulations contained in this chapter, the Terrabay specific plan and applicable sections of Title 19 and 20 of this code as set forth in Section 20.63.020, are:

- A. Terrabay residential district:
 - 1. Public and private open space areas,
 - 2. Habitat conservation areas,
 - 3. Public and private parks, playgrounds, tot lots, recreation/community buildings, and fire stations,
 - 4. Schools,
 - 5. Child care centers,
 - 6. Public and private utilities, and facilities,
 - 7. Single family detached dwellings,
 - 8. Townhouses/single family attached dwellings,
 - 9. Multifamily dwellings, terraced townhouses,
 - 10. Home occupations,
 - 11. Accessory buildings and uses;
- B. Terrabay commercial district:
 - 1. Public and private open space area,
 - 2. Habitat conservation areas,
 - 3. Public and private utilities and facilities,
 - 4. Hotels,
 - 5. Health clubs,
 - 6. High technology center, sales and distribution of high technology and electronic equipment,
 - 7. Sit-down restaurants, but not including fast-food restaurants with or without drive-through windows,
 - 8. Office buildings,
 - 9. Meeting and conference rooms,
 - 10. Accessory service and retail uses. (Ord. 915 §4(part), 1983).

20.63.040 Site design and grading. A. No building permits shall be issued by the city for any phase of construction within the Terrabay specific plan district until the project sponsor obtains detailed soil and geotechnical studies for each phase of construction and implements the recommendations contained in said studies for each phase of proposed construction. The project sponsor shall provide the city engineer with satisfactory evidence that all grading and drainage work was accomplished in accordance with the approved soils and geotechnical studies.

B. Prior to approval of any precise plan or the issuance of any building permit within the Terrabay specific plan district, the project sponsor shall provide the city engineer with satisfactory evidence that all elements of the project are designed in accordance with the recommendations of the approved soils and geotechnical studies relating to ground slippage and landslides, erosion, and storm drainage.

C. The project sponsor shall obtain the city engineer's approval of detailed grading and utility plans prior to approval of any precise plan or tentative subdivision map.

D. All grading plans and operations in the Terrabay specific plan district shall be in compliance with the provisions of the San Bruno Mountain Habitat Conservation Plan.

E. Winterization programs acceptable to the city engineer and the director of parks and recreation and consistent with the Terrabay specific plan, the San Bruno Mountain Habitat Conservation Plan and other applicable provisions of this code shall be put into effect for all graded areas prior to October 15th of each year. (Ord. 915 §4(part), 1983).

20.63.050 Street standards. The streets within the Terrabay specific plan district shall conform to the design standards set forth in specific plan. The minimum dimensions authorized for streets located in the Terrabay specific plan district are:

A. The minimum street grades for public and private streets in the Terrabay specific plan district shall be one percent. The maximum grades for public and private streets shall be ten percent and twelve percent, respectively, unless steeper grades on limited segments of said streets are approved by the city engineer. In no case shall the city engineer approve street grades in excess of fifteen percent for any private streets.

B. The Hillside Boulevard Extension shall be designed in accordance with city council Resolution No. 141-78 adopted November 1, 1978. (Ord. 915 §4(part), 1983).

20.63.060 Transportation systems management. Prior to approval of any precise plans or tentative subdivision or parcel maps for development within the Terrabay commercial district, the project sponsor shall obtain from the director of community development and the city engineer approval of a transportation systems management plan. The transportation systems management plan shall be consistent with the requirements of the Terrabay specific plan. (Ord. 915 §4(part), 1983).

20.63.070 Parking. A. Parking areas shall be constructed in the amounts, location and phasing indicated in the Terrabay specific plan.

B. On-street parking shall not be permitted along the public collector road proposed within the Terrabay residential district. Parallel parking spaces located along private roads shall be a minimum of eight feet in width.

C. Off-street parking shall be required in accordance with the minimum standards set forth in subsection D below and those standards set forth in the Terrabay specific plan.

D. Size of Spaces.

1. The size of off-street parking spaces shall be, at a minimum, as follows:

	<u>Width</u>	<u>Depth</u>	<u>Aisles</u>
Standard Space	9'	20'	25'
Compact Space	7-1/2'	16'	25'

2. Maximum angle of stall allowed is ninety degrees. The parking plan and space design shall be shown in the Terrabay specific plan. (Ord. 915 §4(part), 1983).

20.63.080 Utilities. A. Sanitary Sewers.

1. Sanitary sewerage services will be provided through a system of on-site gravity sewer mains and interceptors which will connect to the city sewer system. The Terrabay sewer system will be designed in accordance with the requirements of the city engineer. The sewer trunk lines will, wherever possible, be located within the public or private streets.

2. Sanitary sewers will be designed to handle wastewater flows of two hundred gallons per day per residential unit, with a peaking factor of 3.0. Infiltration/inflow will be calculated at five hundred gallons per day, per inch diameter, per mile. Commercial wastewater flows will be calculated on a case-by-case basis.

B. Storm Drainage System.

1. A storm drainage system shall be provided in the Terrabay specific plan district and shall include a storm-drain trunk system to intercept runoff from the open space upstream of the project, and transport it through the project. The trunk system shall also collect in-tract runoff from the on-site collection system.

2. The storm-drain trunk system shall be designed to handle runoff of an intensity equal to the worst storm of record or a one-hundred-year return period, whichever is worse. The inlet structures at the heads of the ravines shall be designed to pass the runoff from a one-hundred-year return period storm without utilizing the overflow system. The

overflow system at the inlet structure shall be designed to handle runoff from storms in excess of the one-hundred-year return period utilizing the public street system and hydraulically designed overflow catchment structures within the public streets so as to protect residential or commercial structures from potential damage from storm runoff and from the planned storm period indicated above.

3. The storm drainage system shall intercept a majority of the existing runoff and transport it directly to San Francisco Bay, bypassing existing storm drainage systems, in accordance with a design approved by the city engineer.

4. Storm-drain catch basins, manholes and storm-drain pipes shall be constructed in accordance with city standards and the requirements of the city engineer.

C. Water System.

1. A water system shall be designed and constructed by the project sponsor in accordance with the standards of the California Water Service Company or its successor in interest. The water mains shall be underground and located within public rights-of-way or public easements.

2. The new water system shall be designed with fire protection facilities installed at the locations, and flowing sufficient water, as required by the South San Francisco fire chief.

3. The new water system shall, where feasible, be interconnected to the existing South San Francisco water systems to provide a continuous loop. The design of the water system shall be approved by the fire chief.

D. Other Utilities.

1. Solid waste storage and pick-up areas shall be designed in accordance with the Terrabay specific plan.

2. All natural gas, electricity, telephone and cable television and similar facilities shall be installed as underground systems. (Ord. 915 §4(part), 1983).

20.63.090 Landscaping. Prior to approval of any precise plan or tentative subdivision map, the project sponsor shall obtain from the director of parks and recreation, approval of a landscape plan which adopts the standards set forth in the Terrabay specific plan and is consistent with the habitat conservation plan. (Ord. 915 §4(part), 1983).

20.63.100 Parks and recreation facilities. All parks and recreation facilities at the Terrabay specific plan district shall be designed and constructed in accordance with the standards set forth in the Terrabay specific plan. (Ord. 915 §4(part), 1983).

20.63.110 Environmental quality. All measures necessary to protect environmental quality shall be implemented as set forth in the Terrabay specific plan, the environmental impact report for the Terrabay specific plan and the habitat conservation plan. (Ord. 915 §4(part), 1983).

20.63.120 Special regulations within the Terrabay residential district. The following special regulations shall apply to development within the Terrabay residential district:

A. No single independent structure shall be built within eight feet of any other single independent structure.

B. No part of any single family or other permitted structure shall be constructed within five feet of any projected curbline for a private road.

C. Multiple family uses permitted are:

1. Multiple family dwellings;

2. Accessory buildings when constructed at the time the residential structure is constructed;

3. One sign not over four square feet in area and unlighted, pertaining only to the sale, lease or rental of the property upon which the sign is to be located.

D. Multiple family dwelling structures shall not exceed forty-five feet in height, measured from the roof line to the ground directly beneath it.

E. Townhomes and single-family detached homes shall not exceed thirty feet in height, measured from the roof line to the ground directly beneath it.

F. Materials used in the Terrabay residential district shall be consistent with the requirements of the Terrabay specific plan.

G. Internal Roadway Systems Standards.

1. A public residential collector street shall be constructed in the Terrabay residential district as part of the subdivision improvements and shall be dedicated to the city. No parking shall be permitted along either side of said public collector street. The street shall have a curb-to-curb width of thirty-six feet, consisting of two thirteen-foot travel lanes and two five-foot wide bicycle lanes;

2. The private minor roadways shall have a minimum thirty-five foot right-of-way with two twelve and one-half foot wide travel lanes. The neighborhood roadways shall also have a minimum thirty-five foot right-of-way, providing a twelve and one-half foot wide travel lane in each direction, and parking bays on one side where the driveways are adjacent to residential units. Where the road is not associated with a residence, an eight foot wide emergency pull-off area shall be provided within the right-of-way;

3. Sidewalks and/or walkways shall be provided at a minimum on at least one side of all private and public roadways to residential groupings within a project, provided adequate access is afforded all residential units;

4. All dead-end roadways within the Terrabay residential district shall be provided with bulbs or turn-around areas to the satisfaction of the city engineer.

H. Parking Standards.

1. With the exception of studio units, all dwelling units within the Terrabay residential district shall be provided with at least two off-street parking spaces per unit, at least one of which shall be covered. Studio units shall be provided with one covered off-street parking space per unit;

2. A minimum of three visitor parking spaces shall be provided for each four dwelling units through the use of parking bays adjacent to each cluster of units;

3. In addition to off-street parking spaces required by this chapter, at least three parallel and/or perpendicular visitor parking spaces for each four dwelling units shall be provided along the private roadways and lanes in the Terrabay residential district. The spaces shall be located within close proximity to the units which they are intended to serve. The approval of any tentative subdivision or parcel map for residential development of property in the Terrabay specific plan district shall be conditioned upon the project sponsor executing and recording C.C.&R's which shall include a provision prohibiting the parking or storage of recreational vehicles and boats, whether stored on trailers or not, in such residential area;

4. In single family developments, parking garages for two vehicles will be provided for each unit. On-street visitor parking will be provided at a minimum ratio of three spaces for each four units. Additional visitor parking of two spaces per unit will be provided in the driveway aprons;

5. In townhouse developments, off-street parking shall be provided in the garage structures at a minimum ratio of one space for each studio unit; units with one bedroom or more shall be assigned at least two off-street parking spaces per unit, at least one of which shall be covered. Additional covered parking shall be provided upon request for studio units. Visitor parking shall be provided in parking areas located near each garage entrance at a minimum ratio of three spaces for each four units;

6. In multifamily dwelling unit developments, two spaces per unit shall be provided in the garage structure. Off-street visitor parking shall be provided in condominium parking areas adjacent to the garages at a minimum ratio of three spaces for each four units.

I. Residential Density.

1. Approximately one hundred fourteen acres (fifty-one percent of the residential land area of two hundred twenty-five acres) may be developed with not more than seven hundred forty-five residential units;

2. The mix and location of residential units shall be consistent with the standards contained in the Terrabay specific plan as adopted by the city council and as amended from time to time;

3. Residential building densities shall, on a neighborhood-by-neighborhood basis, be in accordance with the Terrabay specific plan;

4. The density in the residential district may be reduced by the city, if detailed geological characteristics of each development site and/or implementation of city development requirements indicates that a lesser number of dwelling units should be permitted. (Ord. 915 §4(part), 1983).

20.63.140 Special regulations applicable within the Terrabay commercial district.

A. Building Height Limits.

1. Office, restaurant, health club and accessory service uses: Maximum seventy feet in height, measured from the roof line to the ground directly beneath it;

2. Hotel and tech center complex: Maximum two-hundred and fifty feet, measured from the roof line to the ground directly beneath it.

B. A privately maintained collector street shall be constructed to serve the Terrabay commercial district. The street shall have a forty-foot curb-to-curb width and shall provide a travel lane and parking in each direction.

C. In keeping with the requirements of the Terrabay specific plan, development in the Terrabay commercial district shall proceed only to the extent that the project sponsor improves the adjacent roadways in accordance with the Terrabay specific plan. There shall be an irrebutable presumption that adjacent roadways are not able to carry the traffic generated by each phase of the development if the public improvements identified in the Terrabay specific plan as necessary for each phase are not included as improvements to be constructed in that phase.

D. The parking requirements for the Terrabay commercial district shall be calculated on an overlapping/common-use basis for adjacent structures. The overlapping use of parking facilities shall be based on a time-of-day parking requirement study which is presented in detail in the Terrabay specific plan. A total of two hundred thirty-five parking spaces shall be provided at the office condominium/health club/restaurant complex, and one thousand and nineteen parking spaces shall be provided at the hotel/seminar center/technology center complex.

E. A total of one thousand two hundred fifty-four parking spaces shall be provided in the Terrabay commercial district at plan build-out. The parking structure shall be designed to accommodate additional tiers of parking should land use requirements change. (Ord. 915 §4(part), 1983).

20.63.150 Development procedure generally. A. After the Terrabay specific plan district has been annexed to the city, the project sponsor may submit precise plans, grading plans and subdivision maps for approval by the city. The final precise plans or subdivision maps for development of the Terrabay specific plan district shall conform to the standards, criteria and requirements of the Terrabay specific plan. Unless otherwise stipulated in the Terrabay specific plan, all applicable provisions of this code shall be followed including, but not limited to, the payment of all applicable fees as set forth in the master fee schedule of the city.

B. Building permits shall expire as provided in the Uniform Building Code, as approved and amended by the city. (Ord. 915 §4(part), 1983).

20.63.160 Precise plan and subdivision maps--Generally. No person shall commence any use or erect any structure or make exterior modifications to any existing use, and no building permit or certificate of occupancy shall be issued for any new use or structure or modification thereof until a precise plan and, when applicable, a final subdivision or parcel map, has been approved by the city council, and said final subdivision or parcel map has been recorded in accordance with the requirements of the Terrabay specific plan and of Title 19 of this code. (Ord. 915 §4(part), 1983).

20.63.170 Precise plan and subdivision maps--Submittal--Initial review. A. Precise plans and tentative subdivision or parcel maps for development in the Terrabay specific plan district shall be submitted to the secretary of the planning commission. The secretary shall check each application for completeness and conformance with the Terrabay specific plan.

B. If the precise plan or tentative subdivision or parcel map is found incorrect, incomplete or not in conformance with the Terrabay specific plan, the secretary will notify the applicant of the deficiency within thirty days of submission of the precise plan or tentative subdivision map.

C. If the precise plan is found to be complete and correct, the secretary shall proceed as set forth in Sections 20.63.190 and 20.63.200 of this code.

D. Subdivision and parcel maps shall be processed as set forth in Title 19 of this code and the Subdivision Map Act (Sections 66410, et seq., of the Government Code). (Ord. 915 §4(part), 1983).

20.63.180 Precise plan--Contents. The following information and drawings related to precise plans shall be required for submittal to the secretary of the planning commission at least thirty-five days prior to the planning commission meeting at which the precise plan is to be considered, together with the required filing fees as set forth in the master fee schedule of the city adopted by resolution of the city council:

A. Ten full-sized and twenty-five, eight and one-half inches by eleven inches reduction copies of the precise plan;

B. All applicable tentative subdivision or parcel maps within the area covered by the precise plan. The maps shall in every case be complete, as required by Title 19 of this code and the Subdivision Map Act;

C. A legal and physical description of the site, including boundaries, easements, existing topography, natural features, existing buildings, structures and utilities;

D. A plot or site plan, drawn to scale which depicts all proposed on-site improvements and utilities and the locations of same, in accordance with the standards established in the Terrabay specific plan;

E. A landscape plan drawn to scale which sets forth detailed information in accordance with the landscape requirements of the Terrabay specific plan and the habitat conservation plan, and the director of parks and recreation.

F. Final grading, drainage and grading/erosion maintenance plans;

G. Architectural plans and detailed exterior elevations indicating profiles, glazing and materials drawn to scale. The applicant shall submit ten black and white full-size print set(s) drawn to 1/4 scale and ten eight and one-half inches by eleven inches reductions showing all land use and buildings, for each precise plan;

H. Final scale drawings of all signs and light standards, with details of height, area, color and materials;

I. Final plans for off-site improvements associated with the precise plan;

J. Any other drawings or additional information necessary to show that the precise plans are in conformance with the Terrabay specific plan, as required by the city. (Ord. 915 §4(part), 1983).

20.63.190 Precise plan--Action by secretary of planning commission. Upon receipt of the complete precise plan, the secretary of the planning commission shall transmit complete copies to the following departments or officers: Director of community development, city engineer, chief building inspector, director of parks and recreation, police chief, fire chief, and, if affected, the superintendent of the South San Francisco Unified School District, and each serving utility company. (Ord. 915 §4(part), 1983).

20.63.200 Planning commission report on precise plan.

A. The date of the actual filing of the precise plan, for purposes of this chapter, shall be the date of the next succeeding closing of the agenda of the planning commission meeting following the presentation of the complete precise plan to the secretary of the planning commission.

B. The secretary of the planning commission shall assemble the various reviews of the precise plan. Upon completion of the city review and consultations, the secretary to the planning commission shall submit the precise plan to the planning commission and shall recommend that the precise plan be approved, conditionally approved or disapproved.

C. The planning commission shall submit to the city council its written report advising approval, conditional approval or disapproval of the precise plan within thirty days after the actual date of filing, unless that time period is extended by written consent of both the project sponsor and the planning commission. Such report shall set forth in detail the reasons for the recommendations made, and shall state all specific conditions recommended for a conditional approval. The report will indicate whether or not the precise plan is consistent with the specific plan. (Ord. 915 §4(part), 1983).

20.63.210. Precise plan--Action by city council. A. At the next regular meeting of the city council following the filing of the planning commission report with the council, the council shall fix a meeting at which the precise plan will be considered, which meeting date shall be within thirty days thereafter. The city council shall approve, conditionally approve, or disapprove the precise plan within such thirty-day period.

B. Any conditions imposed will be reasonable and designed to assure attainment of the standards established in the Terrabay specific plan. No approval will be unreasonably withheld by the city council if the precise plan complies with the standards, conditions and requirements of the specific plan. If the city council disapproves the precise plan, it will specify the standards or conditions which have not been met. (Ord. 915 §4(part), 1983).

20.63.220 Mandatory findings for approval of precise plan. The city council shall make the following findings before approving or conditionally approving any precise plan:

A. The project proposed in the precise plan is consistent with the city of South San Francisco general plan and the Terrabay specific plan; and

B. The proposed development and/or construction standards of the precise plan are designed to achieve compliance with the development and/or construction standards of the Terrabay specific plan. (Ord. 915 §4(part), 1983).

20.63.230 Amendments to approved precise plan. A. If major amendments to the precise plan are desired by the applicant, an application will be submitted to the planning commission and processed in accordance with procedures established herein for approval of the original precise plan.

B. Revisions which are minor in nature, other than those imposed as a specific condition of plan approval, shall be reviewed and approved by the director of community development. (Ord. 915 §4(part), 1983).

20.63.240 Expiration of precise plan approval. Any precise plan which has been approved, conditionally approved or modified will lapse and shall be deemed void two years after the date thereof if a building permit has not been issued therefor and/or construction has not commenced or has not proceeded with due diligence thereafter. Reasonable extensions of time may be granted by the city council. (Ord. 915 §4(part), 1983).

20.63.250 Permits from other agencies. No development proposal which requires a permit or an approval of any sort to be issued by any local, state or federal agency, may be approved by the city until proof of such other permit, license or approval is on file in the department of community development. (Ord. 915 §4(part), 1983).

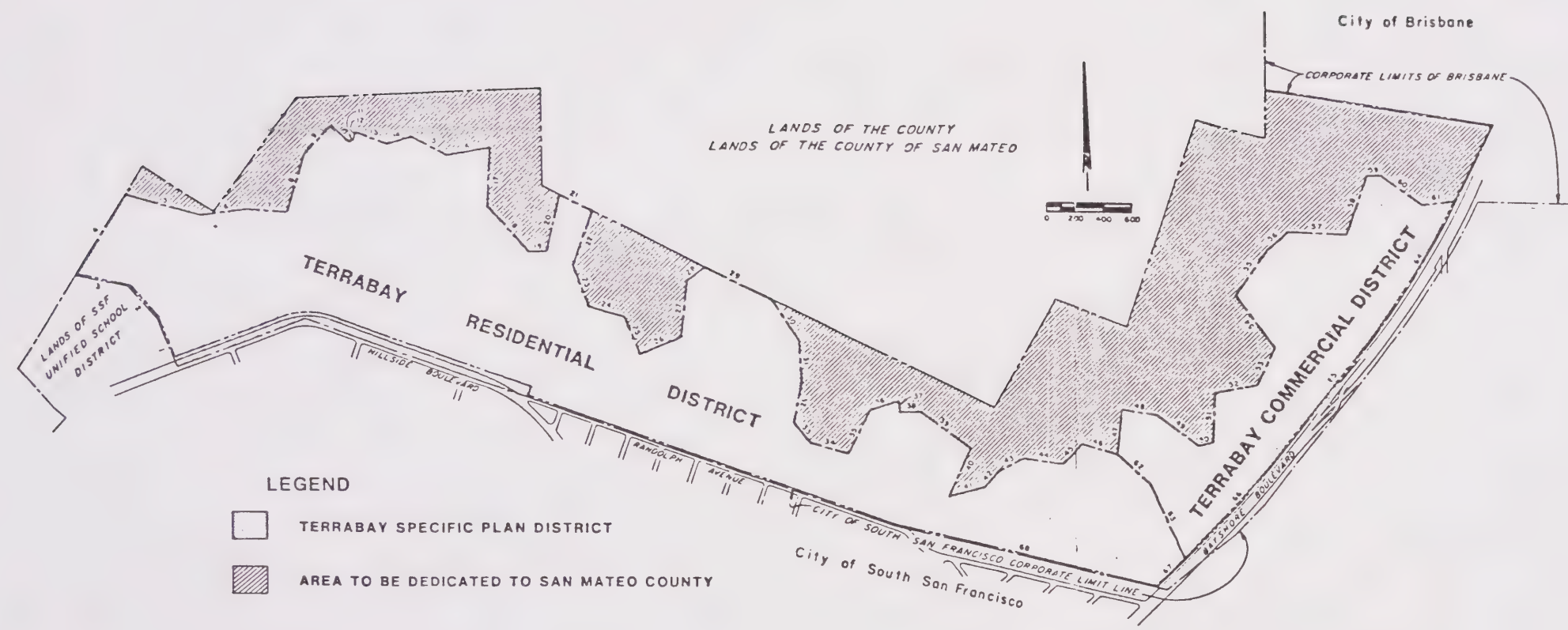
20.63.270 Permissible types of construction. All construction within the boundaries of the Terrabay specific plan district shall at a minimum comply with all applicable provisions of state law and this code. Terrabay specific plan requirements will prevail where more restrictive. (Ord. 915 §4(part), 1983).

Terrabay Specific PlanDistrict Boundaries

Parcels of land situated in the Rancho Canada De Guadalupe, La Visitacion Y Rodeo Viejo as shown upon the maps recorded in Volume 37 of Parcel Maps at page 32, 33, 34, 35, 37 and 38 and bounded by the following lines:

Beginning at the angle point of the corporate limit line of the city of South San Francisco as established by the board of supervisors of San Mateo County, California, on February 15, 1960, by Resolution No. 13614 duly passed and adopted, said point also being at the centerline of Hillside Boulevard (35 foot half width); thence on and along said city corporate limit line of the city of South San Francisco North 19°32'08" West 69.99 feet to the point of intersection of the north-westerly line of Hillside Boulevard, as described in the deed from Crocker Land Company to the county of San Mateo, recorded April 7, 1960, in Volume 3776 of official records at page 141 through 147, records of San Mateo County, with the southwesterly corner of Parcel 2 as shown upon the Parcel Map recorded in Volume 37 of Maps at page 34, Records of San Mateo County; thence continuing along said corporate limit line North 19°32'08" West 307.99 feet; thence North 40°16'17" West 282.82 feet; thence North 76°24'40" West 374.97 feet to a point on the easterly line of Parcel 1; thence leaving said corporate limit line North 33°36'20" West 640.00 feet; thence South 71°46'18" East 527.96 feet; thence North 84°33'35" East 316.43 feet; thence South 84°29'59" East 271.25 feet; thence North 18°10'27" East 416.79 feet; thence North 45°43'31" East 279.33 feet; thence South 46°28'53" East 164.10 feet; thence North 68°57'45" East 27.86 feet; thence North 14°30'01" East 59.91 feet; thence South 68°41'15" East 239.37 feet; thence North 74°55'09" East 172.96 feet; thence South 61°00'22" East 274.39 feet; thence North 81°28'09" East 303.36 feet; thence South 4°47'56" West 406.42 feet; thence South 39°47'16" East 412.53 feet; thence South 87°36'51" East 120.10 feet; thence North 15°06'20" East 404.64 feet; thence South 62°00'00" East 255.90 feet; thence South 21°48'00" West 407.67 feet; thence South 19°17'24" East 296.65 feet; thence South 73°6'34" East 258.14 feet; thence South 19°35'09" East 283.40 feet; thence North 68°01'43" East 312.71 feet; thence North 7°34'29" East 379.31 feet; thence North 51°53'00" East 167.33 feet; thence South 62°00'00" East 495.23 feet; thence South 30°43'00" East 354.53 feet; thence South 1°41'05" East 272.12 feet; thence South 12°04'04" West 296.55 feet; thence South 12°04'04" West 296.55 feet;

thence South 35°38'59" East 178.44 feet; thence South 71°33'54" East 268.79 feet; thence North 28°48'39" East 342.38 feet; thence North 73°18'03" East 208.81 feet; thence South 1°28'08" East 78.03 feet; thence South 88°23'52" East 143.06 feet; thence South 52°31'13" East 432.22 feet; thence South 26°50'26" West 372.09 feet; thence North 76°47'47" East 267.06 feet; thence North 43°19'54" East 145.73 feet; thence North 64°53'37" East 193.26 feet; thence South 80°49'53" East 288.69 feet; thence North 44°09'49" East 193.77 feet; thence South 71°55'00" East 257.73 feet; thence North 8°49'35" East 325.86 feet; thence South 80°04'26" East 243.65 feet; thence South 52°51'12" East 372.60 feet; thence North 79°00'41" East 104.92 feet; thence North 4°12'19" East 340.92 feet; thence North 80°18'57" East 297.24 feet; thence North 25°29'51" East 288.06 feet; thence North 34°06'52" West 449.32 feet; thence North 35°58'57" East 374.44 feet; thence North 51°34'55" East 185.07 feet; thence South 85°31'16" East 384.17 feet; thence North 19°12'04" East 425.68 feet; thence due East 92.00 feet; thence South 53°21'21" East 355.20 feet; thence North 86°28'36" East 219.69 feet to a point of curvature on the westerly line of Bayshore Boulevard, formerly Bayshore Highway, also being the corporate limit of the city of Brisbane as described in ordinance number 62 of the city of Brisbane approving annexation to said city of uninhabited contiguous property designated as South Annexation Number 1; thence southwesterly along said corporate limit line and the westerly line of Bayshore Boulevard to the point of intersection of the corporate limit line of the cities of Brisbane and South San Francisco; thence leaving said westerly line of Bayshore Boulevard and said corporate limit line of the city of Brisbane and running northwesterly along the original corporate limit line of the city of South San Francisco as described in the resolution and order declaring the City of South San Francisco to have been duly incorporated as a municipal corporation of the sixth class dated August 17, 1908, to the point of beginning.



LEGEND

- TERRABAY SPECIFIC PLAN DISTRICT
- AREA TO BE DEDICATED TO SAN MATEO COUNTY

Line No.	Bearing	Distance	Line No.	Bearing	Distance
1	N16°12'00"W	377.98'	38	S88°23'52"E	143.06'
2	N40°16'17"W	282.82'	39	S52°31'13"E	432.22'
3	N36°24'10"W	174.67'	40	S26°50'26"W	372.09'
4	N33°36'20"E	440.00'	41	N16°47'47"E	247.86'
5	S71°46'18"E	527.96'	42	N43°14'54"E	145.73'
6	N81°33'35"E	314.83'	43	N46°53'37"E	142.24'
7	N81°29'58"E	271.25'	44	S80°49'53"E	248.41'
8	N18°10'21"E	416.79'	45	N16°04'48"E	181.75'
9	N45°42'33"E	279.33'	46	S71°55'00"E	257.73'
10	S46°28'53"E	164.10'	47	N8°49'35"E	325.44'
11	N44°51'45"E	27.84'	48	S80°04'26"E	243.45'
12	N14°30'01"E	59.81'	49	S57°51'12"E	372.60'
13	S68°41'15"E	239.37'	50	N44°00'41"E	184.92'
14	N17°55'09"E	172.74'	51	N40°17'18"E	340.92'
15	S4°00'22"E	274.14'	52	N80°18'57"E	247.24'
16	N8°28'09"E	303.76'	53	N25°29'51"E	288.80'
17	S24°41'56"W	406.42'	54	N17°04'52"W	449.33'
18	S19°41'14"E	412.53'	55	N33°54'57"E	374.44'
19	S8°34'51"E	130.10'	56	N1°14'55"E	145.07'
20	N15°08'20"E	404.44'	57	S83°11'14"E	384.17'
21	S42°00'00"E	255.90'	58	N18°27'04"E	625.48'
22	S21°44'00"W	407.67'	59	DUT. EAST	92.00'
23	S19°17'24"E	296.45'	60	S43°21'21"E	355.20'
24	S17°04'34"E	258.14'	61	N46°28'14"E	219.44'
25	S14°35'09"E	283.40'	62	N44°55'53"W	329.31'
26	N42°01'43"E	312.71'	63	N17°07'35"W	146.50'
27	N1°34'29"E	379.31'	64	N = 127°15'	1344.89'
28	N15°51'00"E	147.33'	65	S38°33'31"W	903.17'
29	S4°00'00"E	445.21'	66	N = 136.97'	1147.33'
30	S30°43'00"E	354.53'	67	N = 85°07'21"	287.72'
31	S1°41'05"E	272.12'	68	N15°21'14"W	1450.95'
32	S32°04'04"W	296.15'	69	N44°44'07"W	4315.45'
33	S35°18'59"E	178.44'	70	S78°27'52"W	920.97'
34	S71°33'54"E	248.79'			
35	N48°40'30"E	342.18'			
36	N71°10'03"E	208.81'			
37	S1°28'08"E	78.85'			

Boundary Description
Terrabay Specific Plan
Zone District
Commercial Zone

Parcels of land situated in the Rancho Cordova De Guadalupe, La Visitacion Y Rodeo Viejo as shown upon the maps recorded in Volume 37 of Parcel Maps at page 37 and 38 and bounded by the following lines:

Beginning at a point of curvature on the westerly line of Bayshore Boulevard, formerly Bayshore Highway, also being the corporate limit of the city of Brisbane as described in Ordinance Number 62 of the city of Brisbane approving annexation to said city of uninhabited contiguous property designated as South Annexation Number 1; thence along a tangent curve to the right having a radius of 4,937.15 feet, through a central angle of $12^{\circ}07'00''$ an arc length of 1,044.09 feet; thence South $38^{\circ}33'31''$ West 903.17 feet; thence along a tangent curve to the right having a radius of 7,436.97 feet, through a central angle of $8^{\circ}50'21''$ an arc length of 1,147.3204 feet; thence leaving said westerly line of Bayshore Boulevard and said corporate limit line of the city of Brisbane North $17^{\circ}03'35''$ West 596.49 feet; thence North $59^{\circ}55'53''$ West 329.32 feet; thence North $8^{\circ}49'35''$ East 325.86 feet; thence South $80^{\circ}04'26''$ East 243.65 feet; thence South $52^{\circ}51'12''$ East 372.60 feet; thence North $79^{\circ}00'41''$ East 104.92 feet; thence North $4^{\circ}12'19''$ East 340.92 feet; thence North $80^{\circ}18'57''$ East 297.24 feet; thence North $25^{\circ}29'51''$ East 288.06 feet; thence North $34^{\circ}06'52''$ West 449.32 feet; thence North $35^{\circ}58'57''$ East 374.44 feet; thence North $51^{\circ}34'55''$ East 185.07 feet; thence South $85^{\circ}31'16''$ East 384.17 feet; thence North $19^{\circ}12'04''$ East 425.68 feet; thence due East 92.00 feet; thence South $53^{\circ}21'21''$ East 355.20 feet; thence North $86^{\circ}28'36''$ East 219.69 feet, to the point of beginning.

Boundary Description
Terrabay Specific Plan Zone
District
Residential Zone

Parcels of land situated in the Rancho Canada De Guadalupe, La Visitacion Y Rodeo Viejo as shown upon the maps recorded in Volume 37 of Parcel Maps at page 32, 33, 34, 35, 37 and 38 and bounded by the following lines:

Beginning at the angle point of the corporate limit line of the city of South San Francisco as established by the board of supervisors of San Mateo County, California, on February 15, 1960, by Resolution Number 13614 duly passed and adopted, said point also being at the centerline of Hillside Boulevard (35 foot half width); thence on and along said city corporate limit line of the city of South San Francisco North 19°32'08" West 69.99 feet to the point of intersection of the northwesterly line of Hillside Boulevard, as described in the deed from Crocker Land Company to the county of San Mateo, recorded April 7, 1960, in Volume 3776 of official records at pages 141 through 147, records of San Mateo County, with the southwesterly corner of Parcel 2 as shown upon the Parcel Map recorded in Volume 37 of Maps at Page 34, records of San Mateo County; thence continuing along said corporate limit line North 19°32'08" West 307.99 feet; thence North 40°16'17" West 282.82 feet; thence North 76°24'40" West 374.97 feet to a point on the easterly line of Parcel 1; thence leaving said corporate limit line North 33°36'20" West 640.00 feet; thence South 71°46'18" East 527.96 feet; thence North 84°33'35" East 316.43 feet; thence South 84°29'59" East 271.25 feet; thence North 18°10'27" East 416.79 feet; thence North 45°43'31" East 279.33 feet; thence South 46°28'53" East 164.10 feet; thence North 68°57'45" East 27.86 feet; thence North 14°30'01" East 59.91 feet; thence South 68°41'15" East 239.37 feet; thence North 74°55'09" East 172.96 feet; thence South 61°00'22" East 274.39 feet; thence North 81°28'09" East 303.36 feet; thence South 4°47'56" West 406.42 feet; thence South 30°47'16" East 412.53 feet; thence South 87°36'51" East 120.10 feet; thence North 15°06'20" East 404.64 feet; thence South 62°00'00" East 255.90 feet; thence South 21°48'00" West 407.67 feet; thence South 19°17'24" East 296.65 feet; thence South 73°06'34" East 258.14 feet; thence South 19°35'09" East 283.40 feet; thence North 68°01'43" East 312.71 feet; thence North 7°34'29" East 379.31 feet;

thence North 51°53'00" East 167.33 feet; thence South 62°00'00" East 495.23 feet; thence South 30°43'00" East 354.53 feet; thence South 1°41'05" East 272.12 feet; thence South 12°04'04" West 296.55 feet; thence South 35°38'59" East 178.44 feet; thence South 71°33'54" East 268.79 feet; thence North 28°48'39" East 342.38 feet; thence North 73°18'03" East 208.81 feet; thence South 1°29'08" East 78.03 feet; thence South 88°23'52" East 143.06 feet; thence South 52°31'13" East 432.22 feet; thence South 26°50'26" West 372.09 feet; thence North 76°47'47" East 267.06 feet; thence North 43°19'54" East 145.73 feet; thence North 64°53'37" East 193.26 feet; thence South 80°49'53" East 288.69 feet; thence North 44°09'49" East 193.77 feet; thence South 71°55'00" East 257.73 feet; thence South 59°55'53" East 329.23 feet; thence South 17°03'35" East 596.49 feet to a point on the westerly line of Bayshore Boulevard, formerly Bayshore Highway also being the corporate limit of the city of Brisbane; thence along a non-tangent curve concave to the northwest having a radius of 7,436.97 feet, a radial line of said curve through said point bearing South 42°36'08" East, through a central angle of 2°13'00" an arc length of 287.72 feet to the point of intersection of said westerly line of Bayshore Boulevard with the northerly line of Peck's Subdivision Number 1, as said subdivision is shown upon the map recorded in Book 5 of Maps at Page 11, records of San Mateo County, said point of intersection also being the point of intersection of the corporate limit line of the cities of Brisbane and South San Francisco; thence leaving said westerly line of Bayshore Boulevard and said corporate limit line of the city of Brisbane and running northwesterly along the original corporate limit line of the city of South San Francisco as described in the resolution and order declaring the city of South San Francisco to have been duly incorporated as a municipal corporation of the sixth class dated August 17, 1908 the following courses and distances: thence North 75°21'18" West 1,850.95 feet along said northerly line of Peck's Subdivision Number 1; thence North 68°46'07" West 4,315.647 feet along the northerly line of Paradise Valley, as said subdivision is shown upon the map recorded in Book 22 of Maps at Page 40, Records of San Mateo County, said northerly line is also the northerly line of Randolph Avenue (25 feet wide) as shown upon said subdivision map of Paradise Valley, and along the centerline of Hillside Boulevard (35 foot half width) as said Boulevard is shown upon the map of Sterling Terrace Number 4, recorded in Book 30 of Maps at Page 48, records of San Mateo County; thence continuing along the centerline of Hillside Boulevard (35 foot half width) South 70°27'52" West 920.95 feet, as said Boulevard is shown upon the map of Sterling Terrace Number 5, recorded in Book 31 of Maps at Page 24, records of San Mateo County, to the point of beginning.

Chapter 20.68
DEVELOPMENT STANDARDS
AND CRITERIA

CHAPTER 20.68

DEVELOPMENT STANDARDS AND CRITERIA

Section:

20.68.010 Designation.

Section 20.68.010 Designation. Chapters 20.68 through 20.79 encompass provisions to specify the nature, components, and use of the development standards and criteria and to establish regulations regarding physical character, density, and other impacts of development.

The development standards are organized into the following categories:

Chapter 20.69: Density Regulations

Chapter 20.70: Height Regulations

Chapter 20.71: Front, Rear, and Side Yard Regulations

Chapter 20.72: Lot Coverage and Dimension Regulations

Chapter 20.73: Landscaping, Buffering, and Screening
Regulations

Chapter 20.74: Off-Street Parking and Loading Regulations

Chapter 20.77: Signal Receiving or Transmitting Antenna
Regulations

Chapter 20.78: Planned Unit Development Regulations

Chapter 20.79: Residential Second Unit Regulations

CHAPTER 20.69

DENSITY REGULATIONS

Sections:

20.69.010	Purpose.
20.69.020	Density Regulations.
20.69.030	Mixed-Use Developments.

Section 20.69.010 Purpose. Chapter 20.69 establishes the Density Regulations. The purpose of these provisions is to implement the growth, population distribution, conservation, and development policies of the South San Francisco General Plan.

Section 20.69.020 Density Regulations. Density regulations shall be expressed as a combination between minimum lot size and minimum site area per dwelling unit. The combinations of requirements, corresponding to a specific number of dwelling units per net acre, shall be indicated by a capital letter designator suffixed to the letter-number designator of the applicable zoning district, as shown on the official zoning map. Table 20.69.020 lists the capital letter suffixes and their corresponding minimum building site area requirements. For example, in Zone District R-1-E, the letter E is the density designator which represents a maximum density of eight units per net acre.

Section 20.69.030 Mixed-Use Developments. The maximum residential density of any mixed-use development may be required to be reduced in order that the building or buildings comply with other provisions of this title.

Table 20.69.020 Density Regulations (a)

<u>Designator</u>	<u>Density (Maximum Units per Net Acre)</u>	<u>Minimum Lot Size (s.f.) (b)</u>	<u>Minimum Site Area per Dwelling Unit (s.f.) (c)</u>
A	1	43,560	43,560
B	1.3	32,600	32,600
C	5	8,710	8,710
D	6	7,260	7,260
E	8	5,000	5,445
F	8.7	5,000	5,000
G	10	4,000	4,360
H	15	5,000	2,904
I	17.5	2,500	2,500
J	40	5,000	1,090
K	43	6,000	1,000
L (d)	21.8	5,000	2,000
L (d)	30	10,000	1,452

Notes:

- (a) Densities which exceed the maximum densities given in the General Plan reflect existing densities in already developed neighborhoods.
- (b) Per residential building or group of buildings.
- (c) When the average slope of a building site is between twenty percent and thirty percent, the Planning Commission may increase the applicable Minimum Site Area per Dwelling Unit requirement.
- (d) In zones with a density designator of "L," the minimum lot size shall be five thousand (5,000) square feet. However, the Minimum Site Area per Dwelling Unit on lots ten thousand (10,000) square feet or more shall be one thousand four hundred fifty-two (1,452) square feet.

CHAPTER 20.70

HEIGHT REGULATIONS

Sections:

20.70.010	Purpose.
20.70.020	Mechanical Appurtenances--Structures.
20.70.030	Height Regulations.

Section 20.70.010 Purpose. Chapter 20.70 establishes the Height Regulations. The purpose of these provisions is to establish the maximum height of buildings and other structures within zones.

Section 20.70.020 Mechanical Appurtenances--Structures. Chimneys, cupolas, flagpoles, monuments, gas storage holders, towers, water tanks, and similar structures and mechanical appurtenances may be permitted in excess of height limits, provided that a use permit is first obtained in each case.

Section 20.70.030 Height Regulations. The maximum height permitted for buildings and other structures shall be specified for each zone corresponding to one row of the height regulations in Table 20.70.030.

Table 20.70.030 Height Regulations

<u>Zone</u>	<u>Maximum Building Height (in feet) (a)</u>	
	<u>Primary Building</u>	<u>Accessory Use</u>
R-E	30	20
R-1	35	12(b)
R-2	35	12(b)
R-3	50	12(b)
C-1	30	--
P-C	50(c)	--
D-C	50(c)	--
M-1	65(c)	--
P-1	65(c)	--
O-S	30	20

Notes:

- (a) Notwithstanding any other provisions in this title to the contrary, the maximum height of buildings in the takeoff and landing paths of the San Francisco International Airport shall not exceed the most restrictive of the following standards:
1. The standards set forth in Federal Aviation Regulations (FAR) Part 77 or its successor;
 2. The standards set forth in the San Mateo County Airport Land Use Plan; or
 3. A building height which does not penetrate a plane representing a climb gradient of 62.5:1, when measured from the mid-line of the nearest end of the nearest runway to the point at which the building or structure is proposed to be built.
- (b) For accessory buildings or facilities, maximum of twelve feet average height between floor slab plate and ridge pole. If floor joist type of construction is used, the height limit may be increased three feet.
- (c) Additional height may be permitted if a use permit is first procured in each case. As provided by General Plan Policy 42, mid- and high-rise office buildings shall be permitted only east of the Bayshore Freeway and along the east slope of the San Bruno Mountains.

CHAPTER 20.71

FRONT, REAR, AND SIDE YARD REGULATIONS

Sections:

20.71.010	Purpose.
20.71.020	General Restrictions on the Use of Yards.
20.71.030	Front, Rear, and Side Yard Regulations.

Section 20.71.010 Purpose. Chapter 20.71 establishes the Front, Rear, and Side Yard Regulations. The purpose of these provisions is to establish minimum and maximum front, side, and rear yard requirements for all buildings and other structures in South San Francisco in order to assure light, air, privacy and open areas appropriate to the use, location and impact of structures.

Section 20.71.020 General Restrictions on the Use of Yards.

(a) Architectural Features.

- (1) Cornices, eaves, chimneys, and canopies may encroach up to two feet into any required yard.
- (2) Open uncovered porches, landing places, or outside stairways may project not more than two feet into any required side yard, or not more than six feet into any required front or rear yard. This is not to be construed as prohibiting open porches or stoops not exceeding eighteen inches in height and not located closer than eighteen inches to any lot line.

- (b) Required Parking. Pursuant to subsection 20.74.120(c), no required yard area in any zoning district shall be utilized for required parking.

- (c) Open Storage. No required front or street side yard shall be used for open storage of inoperable vehicles, building materials, appliances, containerized trash or similar materials. Storage of recreational vehicles and camper shells shall comply with Chapter 8.44 of the South San Francisco Municipal Code.

Section 20.71.030 Front, Rear, and Side Yard Regulations. The minimum and maximum dimensions of the front, side, and rear yards are specified for each zone Table 20.71.030.

This diagram is illustrative only and is not part of the zoning ordinance.

Figure 6
Subsection 20.71.020(a)(2).

Maximum Projection of Open Uncovered Porches,
Landing Places and Outside Stairways into Required Yards.

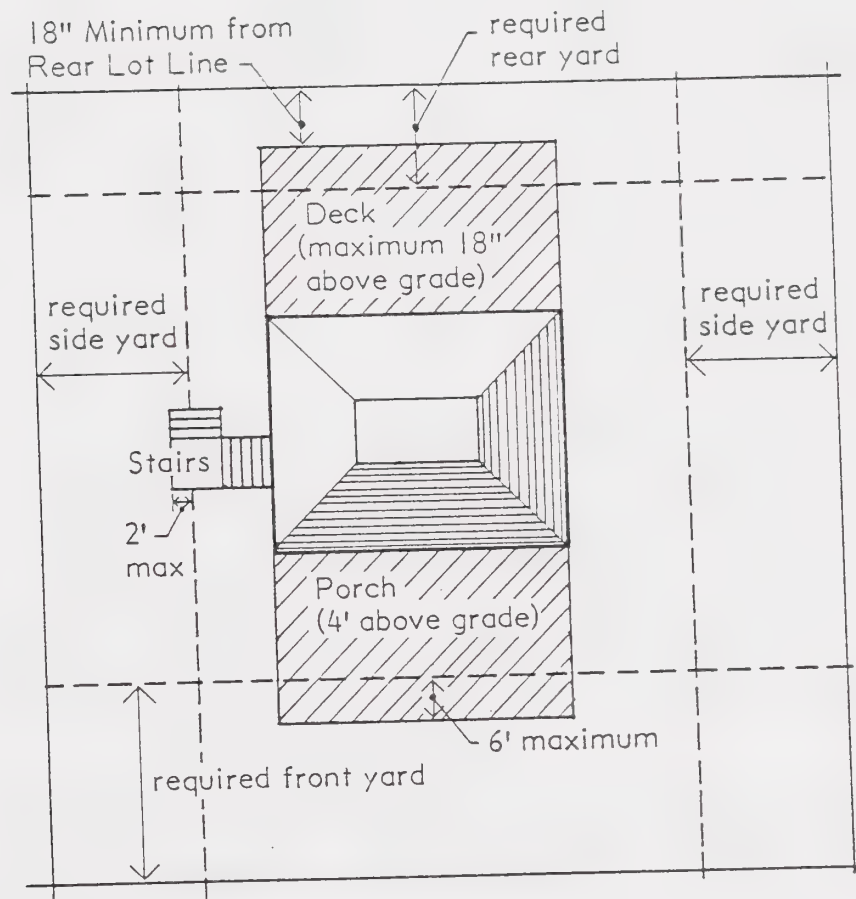


Table 20.71.030 Front, Rear, and Side Yard Regulations

Zone	Minimum Yard Dimensions (in feet)			Notes
	Front	Side	Rear	
R-E	20	10	20(a)	see also (b,c)
R-1	15(d)	5(e)	20(a)	see also (b,c)
R-2	15(d)	5(e)	20(a)	see also (b,c,f)
R-3	15(d)	5(e)	10-11.5(a,g)	see also (b,c,f,h)
C-1	15	0-10(i,j)	0(k)	see also (b,c,l)
P-C	20	0(i,j)	0(k)	see also (b,c,l)
D-C	0	0(i)	0(k)	see also (b,c,l)
M-1	10	0	0	--(b)
P-1	20	0	0	--(b)
O-S	20	10	20	--(b)

Notes:

- (a) Accessory buildings in any R district may occupy not more than forty percent of the required rear yard area.
- (b) In all zones, on any corner lot with reversed frontage which abuts a key lot located in any residential zone, no detached accessory building shall be located within five feet from the abutting side lot line of the key lot. No detached accessory building on such lot shall be located closer to the street line on which the key lot fronts than a distance equal to the minimum front yard depth required on the key lot, unless the accessory building is at least thirty-five feet from the side lot line of the key lot. An accessory building shall be considered detached from any principal building on the same lot if the only roofed attachment thereto consists of a breezeway or similar structure exceeding neither twelve feet in height nor eight feet in width.
- (c) In case an accessory building or facility is attached to the main building, it shall be made structurally a part of, and have a common wall with, the main building and shall comply in all respects with the requirements of this title applicable to the main building.
- (d) Minimum required is fifteen feet, and maximum permitted is thirty-five feet, but in no case shall any garage, carport, or accessory building be erected so that the entrance thereof is closer than twenty feet to the nearest edge of the sidewalk line.
- (e) Five feet to the portion of the building nearest the lot line (excluding eaves, bays, chimneys, and similar architectural features); provided that the side yard on the street side of a corner lot shall not be less than ten feet; and provided, further, that on the rear twenty feet of the street side of a corner lot, where there is reversed frontage, the side yard shall not be less than the front yard required or existing on the adjacent reversed frontage; and provided, further, that the side yard on any lot with an average width of fifty feet or less shall be

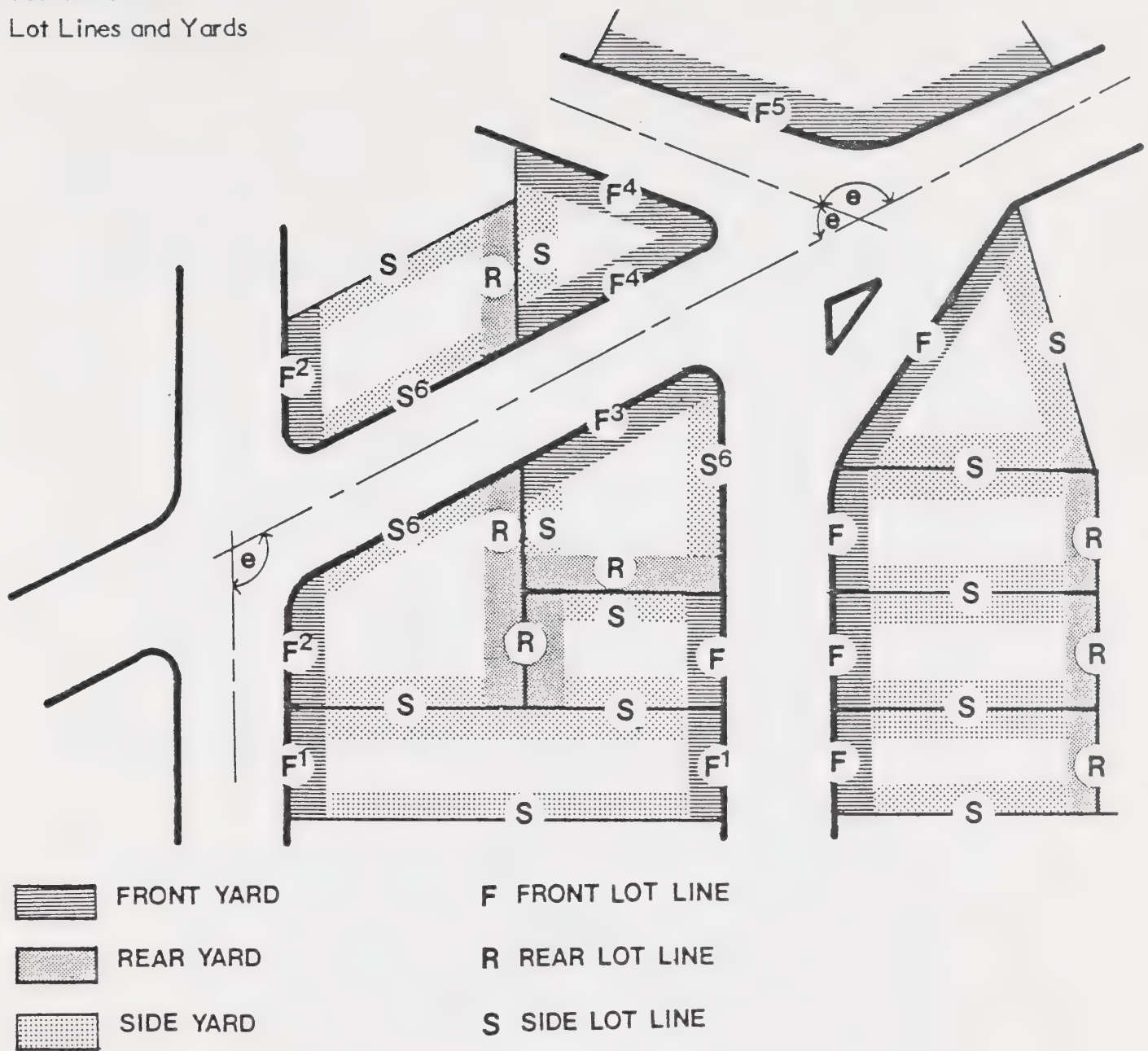
a minimum of ten percent of the lot width but in no case less than three feet. No eave, bay, chimney, or other architectural feature shall extend more than two feet into any required yard. In the case that the existing side yard setback is less than five feet, new extensions or additions to structures may conform to the existing setback, providing, however, that in no case shall such extension or addition be located closer than three feet to the side lot line.

- (f) The setback for garages facing streets and alleys in duplex and multi-family housing shall be measured from the inboard edge of the sidewalk line. If no sidewalk or sidewalk line has been established, such setback shall be measured from the property line.
- (g) Rear yards in R-3 districts shall be a minimum of ten feet for buildings up to thirty-five feet in height; plus one foot for each ten feet of building height over thirty-five feet.
- (h) Special yards and distances between buildings. Special yards and distances between buildings in R-3 districts shall be as follows:
 - (1) Distance between buildings shall be minimum of ten feet;
 - (2) Interior side yards shall be increased by two feet for each ten feet or portion thereof that the building exceeds thirty feet in height.
- (i) Side yard required, none, except where the side of a lot abuts upon the side of a lot in an R district, in which case the side yard shall be not less than ten feet.
- (j) Side yards on the street side of a corner lot shall be a minimum of ten feet.
- (k) Rear yard required, none, except that where the rear of a lot abuts on an R district, in which case the rear yard shall not be less than ten feet, or where the property is one hundred fifty feet or more in depth and there is no alley and property rearers on other commercial property, the rear yard setback shall be fifteen feet.
- (l) Side yard conformance required. Every building or portion thereof which is designed or used for any dwelling purpose in any C district shall comply with the provisions of this title as to side yards which are required in R districts, provided that when the ground floor of any such building is used for any commercial purpose, no side yard shall be required.

Figure 7

Table 20.71.030

Lot Lines and Yards



- 1 A through lot has two frontages.
- 2 The front lot line on a corner lot where angle θ is between 45° and 135° is the shorter side.
- 3 The front lot line on a corner lot with equal sides is left to the choice of the owner.
- 4 A corner lot with angle θ less than 45° has two frontages and thus two front lot lines.
- 5 When angle θ exceeds 135° the lot is an interior lot and the entire street line is the front lot line.
- 6 Any lot line which is neither front nor rear is a side lot line.

This diagram is illustrative only and is not part of the zoning ordinance.

Figure 8

Table 20.71.030:

Footnotes (a) and (b): Minimum Yards in R-1 and R-2 Zones, Corner Lot

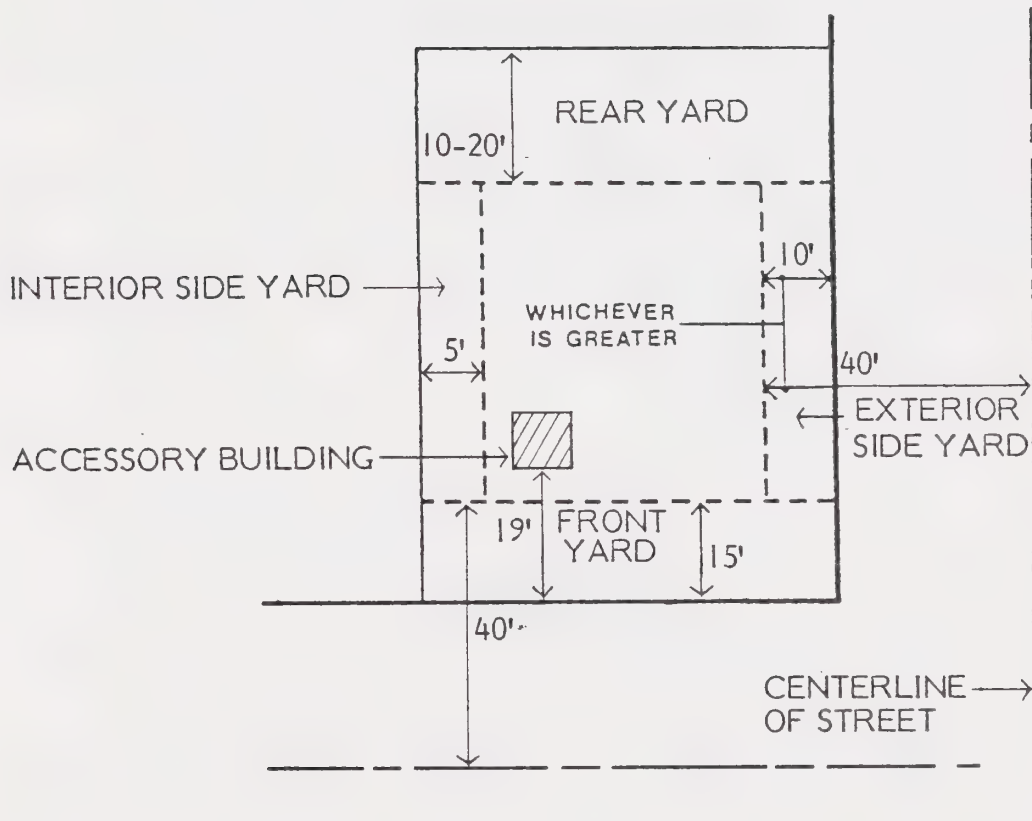
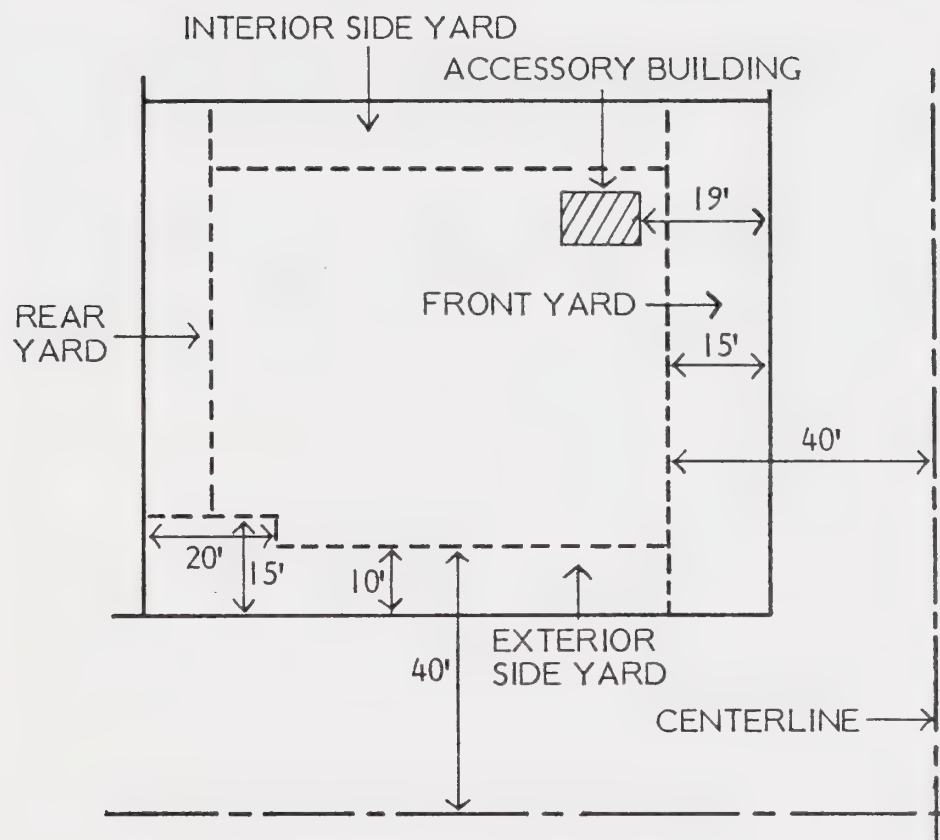


Figure 9

Table 20.71.030

Footnotes (a) and (b): Minimum Yards in R-1 and R-2 Zones, Corner Lots with Reversed Frontage



CHAPTER 20.72

LOT COVERAGE AND DIMENSION REGULATIONS

Sections:

20.72.010	Purpose.
20.72.020	Lot Coverage Regulations.
20.72.030	Lot Dimension Regulations.

Section 20.72.010 Title and Purpose. Chapter 20.72 establishes the Lot Coverage and Dimension Regulations. The purpose of these regulations is to implement the growth, population distribution, conservation, and development policies of the City of South San Francisco General Plan.

Section 20.72.020 Lot Coverage Regulations. Lot coverage regulations shall be expressed as a maximum percentage of the lot which can be covered by a structure. Lot coverage regulations for all basic zoning districts are contained in Table 20.72.

Section 20.72.030 Lot Dimension Regulations. Lot dimension regulations shall be expressed in terms of minimum lot width and minimum lot depth. Lot dimension regulations for all basic zoning districts are contained in Table 20.72.

Table 20.72 Lot Coverage and Dimension Regulations

<u>Zone</u>	<u>Maximum Lot Coverage (percent)</u>	<u>Minimum Lot Width (in linear feet)</u>	<u>Minimum Lot Depth (in linear feet)</u>	<u>Minimum Lot Size</u>	<u>Notes</u>
R-E	none	120	none	(c)	(a)
R-1	50	50	80	(c)	(a,b)
R-2	50	50	80	(c)	(a,b)
R-3	65	50	80	(c)	(a,b)
C-1	50	50	none	5000	(d)
P-C	50	50	none	5000	(d)
D-C	100	none	none	2500	(d)
M-1	60	50	none	5000	(d)
P-I	60	50	none	5000	(d)
O-S	25	none	none	(c)	---

Notes:

- (a) Accessory buildings in any R district may occupy not more than forty percent of the required rear yard area.
- (b) All corner lots shall be a minimum of six thousand square feet, with a minimum frontage (width) of sixty feet and length (depth) of eighty feet.
- (c) See Table 20.69.020 for residential lot sizes.
- (d) Any lot or parcel of land under one ownership and of record as of the effective date of this title and where no building site for one building even when less of area than that required by the minimum lot size regulations for the district in which it is located.

CHAPTER 20.73

LANDSCAPING, BUFFERING, AND SCREENING REGULATIONS

Sections:

20.73.010	Purpose.
20.73.020	Maximum Height of Fences or Walls and Dense Planting Within Required Yards.
20.73.030	General Regulations for All Districts.
20.73.040	General Requirements for Residential Districts.
20.73.050	General Requirements for Commercial and Industrial Districts.

Section 20.73.010 Purpose. Chapter 20.73 establishes the Landscaping, Buffering, and Screening Regulations. The purpose of these provisions is to prescribe standards for landscaping, buffering, and screening within South San Francisco for the conservation and protection of property through the improvement of the appearance of individual properties, neighborhoods, and the City. These standards shall apply to all zones, except as otherwise specified.

Section 20.73.020 Maximum Height of Fences or Walls and Dense Planting Within Required Yards.

- (a) Within Required Front Yards. Dense planting, or a fence or wall within any required front yard area shall be no taller than three feet in height.
- (b) Within Required Side Yards Abutting a Street. Dense planting, or a fence or wall within any required side yard which abuts a street, or within twenty feet of the street corner along the street side lot line of a corner lot shall be no taller than three feet in height.
- (c) Within Rear Yards and Side Yards Not Abutting a Street. Dense planting, or a fence or wall within any required rear yard or any side yard which does not abut a street shall be no taller than six feet in height.
- (d) Exceptions. Erection of a fence, wall, or dense landscaping in excess of three feet in the required front yard area of a lot, except as provided in this section may be permitted upon the granting of a conditional use permit pursuant to the conditional use permit procedure in Chapter 20.81.

Section 20.73.030 General Regulations for All Districts.

- (a) Composition of Required Landscaping. All required landscaping shall include the planting and maintenance of some combination of trees, ground cover, shrubs, vines, flowers, or lawns. In addition, the combination or design may include natural features such as rock and stone and structural features, including but not limited to fountains, reflecting pools, artwork, screens, walls, and fences.
- (b) Prescribed Heights. The prescribed heights of landscaping shall indicate the height to be attained within three years after planting. An earth berm not taller than two feet may count toward the prescribed height of any fence, wall, or dense landscaping.
- (c) Measurement of Prescribed Heights. The prescribed heights of required landscaping, fences, or walls shall be measured above the actual adjoining level of finished grade, except that where parking, loading, storage, or similar areas, or usable open space, are located above finished grade, the height of landscaping, fences, or walls required to screen such areas or space shall be measured above the adjoining level thereof. When there is a difference in the ground level between two adjoining lots, the height of any wall or fence constructed along any property line should be determined by using the elevation of the adjoining lot line of the highest contiguous lot.
- (d) Measurement of Fence Heights. Any baffle, louver, or wind deflector incorporated into the construction of a fence or wall shall be included within the measurement of its total height for the purpose of determining its compliance with any maximum height requirement contained in these regulations.
- (e) Timing and Maintenance. All required plantings shall be in place prior to use or occupancy of new structures. All required plantings shall be maintained in good growing condition and, whenever necessary, replaced with new plant materials to ensure continued compliance with applicable landscaping, buffering, and screening requirements. All required fences and walls shall be permanently maintained in good condition and, whenever necessary, repaired or replaced. All property shall be maintained in a manner that will not depreciate adjacent property values.

- (f) Parking Areas. All landscaped areas shall be separated from parking and maneuvering areas by a six-inch-high concrete curb.
- (g) Control of Artificial Illumination of Parking and Loading Areas. Artificial illumination of all off-street parking, loading areas, and driveways, shall be nonflashing and shall be directed away from all abutting lots.
- (h) Screening of Open Storage Areas. All open storage of building materials, appliances, and similar materials, located in rear and side yards, shall be screened from all abutting lots and streets, alleys, paths, and private streets by landscaping or by a solid fence or wall.
- (i) Trash areas. Trash areas for large debris boxes shall be enclosed by a six foot high decorative solid masonry fence. Adequate solid gates and vehicular access to such areas shall be provided.
- (j) Landscape and irrigation plans shall be subject to the approval of the City's Landscape Specialist.

Section 20.73.040 General Requirements for Residential Districts.

- (a) Screening of Open Parking and Loading Areas. The following requirements shall apply to all open, off-street parking areas containing three or more parking spaces, and to all off-street loading areas including driveways for such parking and loading areas on any lot in all residential districts:
 - (1) Such parking and loading areas, when located adjacent to any required side or rear yard, except street side yards, shall be screened from the abutting lot or alley.
 - (2) Such parking and loading areas, when located adjacent to any required front or street side yard, shall be screened from the abutting street.
- (b) Minimum Landscape Requirements. At least ten percent of each multiple family site shall be landscaped.

Section 20.73.050 General Requirements for Commercial and Industrial Districts.

- (a) Buffering of Perimeter of Commercial and Industrial Sites. Any lot which is located in any Commercial or

This diagram is illustrative only and is not part of the zoning ordinance.

Figure 10
Section 20.73.040
General Requirements for Residential Districts

Parking illumination must be non-flashing and directed away from abutting lots and residential units on the site. Subsection 20.73.030(g).

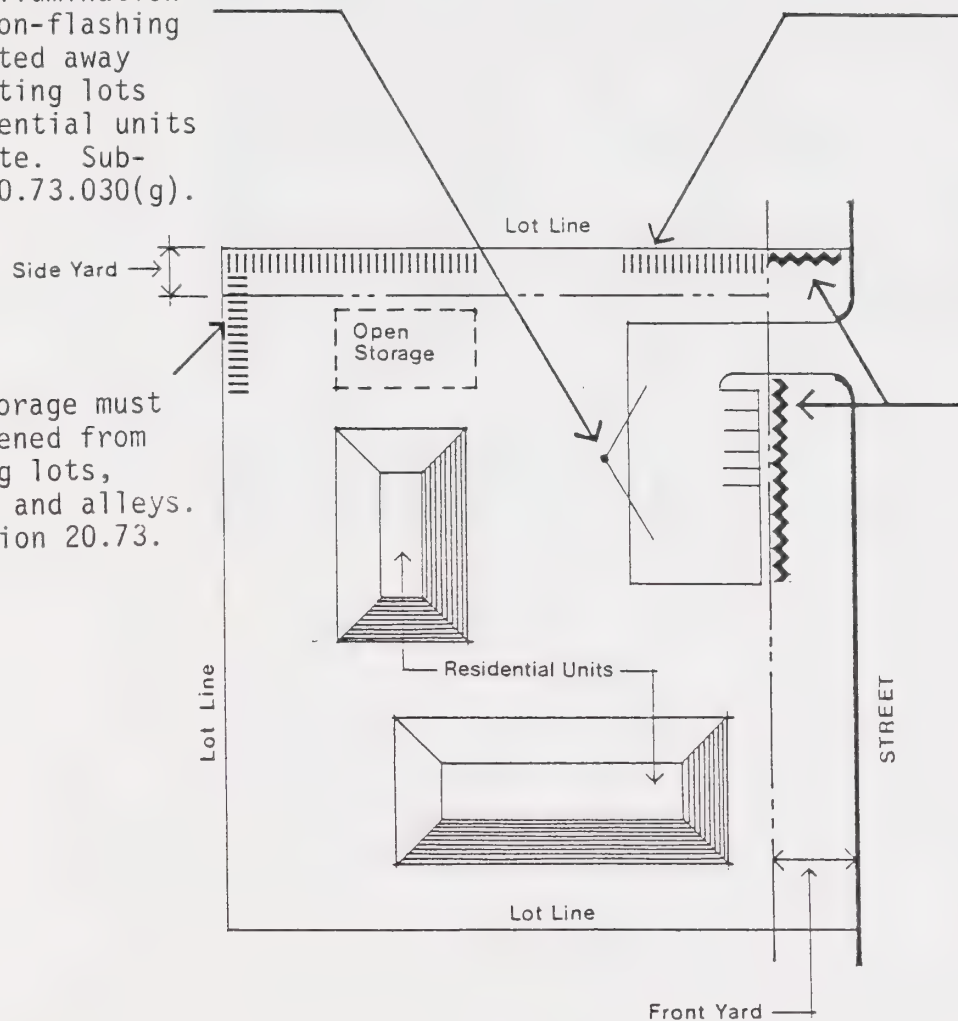
Open storage must be screened from abutting lots, streets and alleys. Subsection 20.73.030(g).

Open parking and loading areas adjacent to side or rear yards must be screened from the abutting lot or alley. Subsection 20.73.040(a)(1).

Open parking and loading areas, including drive-ways, located adjacent to front or street sideyards, must be screened from abutting streets. Subsection 20.73.040(a)(2).

Exception

Requirements for parking areas apply only to areas with three or more parking spaces.



LEGEND

- ||||||| SIX FEET HIGH DENSE LANDSCAPING, FENCE OR WALL
- ~~~~~ THREE FEET HIGH DENSE LANDSCAPING, FENCE OR WALL

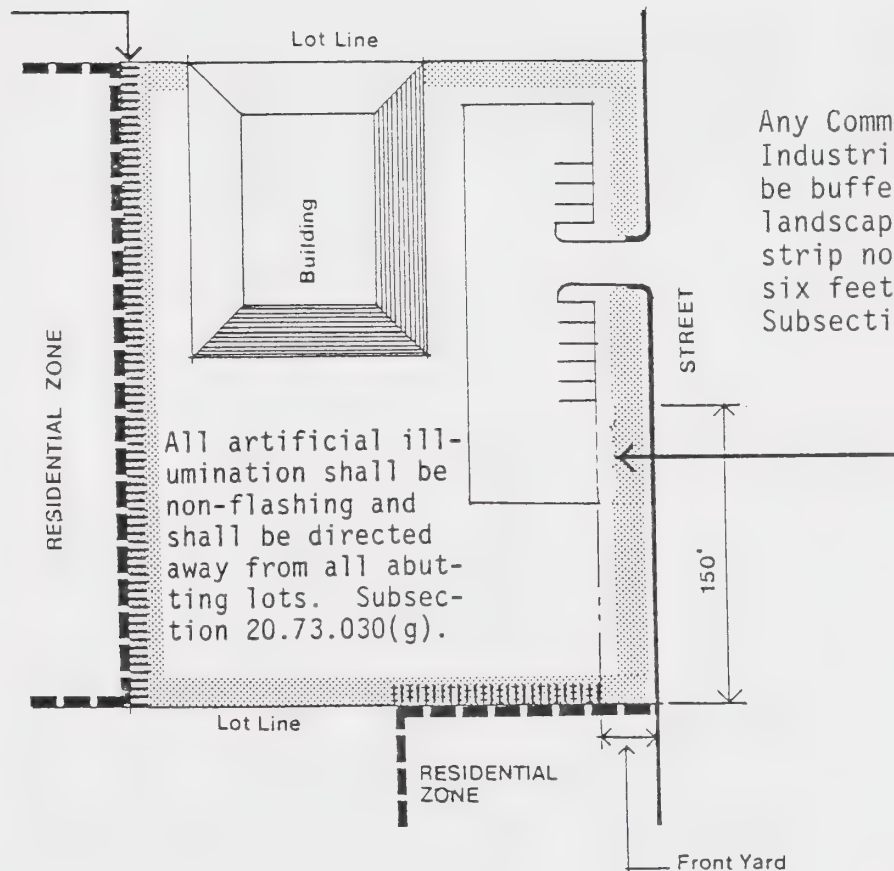
Industrial district, shall be buffered from all abutting lots (except where a maneuvering aisle is shared with the abutting lot or where required parking or maneuvering is located), and from all abutting streets, alleys, paths and private streets by a landscaped buffer strip not less than six feet wide.

- (b) Screening Along Entire Lot Line Abutting Residential District. Wherever any lot which is located in any Commercial or Industrial district and which is occupied by any Civic, Commercial, Industrial, or Agricultural use types abuts a lot located in any residential district, in addition to the required buffering strip as stated in subsection 20.73.050(a) above, it shall be screened from said residential lot along the abutting lot line (except where a driveway or maneuvering aisle is shared with the abutting lot, or opposite required front yards) by dense landscaping not less than six feet high and not less than three feet wide, or by a solid fence or wall not less than six feet high.
- (c) Minimum Landscaping Requirements. At least ten percent of each building site in other than the D-C Downtown Commercial District shall be landscaped.

This diagram is illustrative only and is not part of the zoning ordinance.

Figure 11
Section 20.73.050
General Requirements for Commercial and Industrial Districts

Civic, commercial, industrial, or agricultural uses abutting residential zones must be screened along lot line with six-feet-high dense landscaping, fence, or wall. Subsection 20.73.050(b).



Any Commercial or Industrial lot shall be buffered by a landscape/buffer strip not less than six feet wide. Subsection 20.73.050(a).

LEGEND

- ||||| SIX FEET HIGH DENSE LANDSCAPING, FENCE OR WALL
- ~~~~~ THREE FEET HIGH DENSE LANDSCAPING, FENCE OR WALL
- SIX FEET WIDE LANDSCAPED BUFFER STRIP
- ZONE BOUNDARY

CHAPTER 20.74

OFF-STREET PARKING AND LOADING REGULATIONS

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Section 20.74.010 Purpose. Chapter 20.74 establishes the Off-Street Parking and Loading Regulations. The purpose of these provisions is to provide adequate streets, highways, and parking to meet the present and future traffic needs generated by the rapidly expanding population of the City. These issues are of prime concern to both the City government and individual citizens of the City. All types of property, regardless of location or use, are harmed by inadequate off-street parking facilities. As a result, cars parked on the streets create a safety hazard, impede the flow of traffic, and delay firefighting equipment. The provision of adequate off-street parking, on the other hand, benefits the property owner by adding security and stability to his property, benefits his neighbors by relieving congestion, and benefits the entire City by allowing the streets to be used as traffic movers.

Section 20.74.020 Requirements Generally. Every use hereafter inaugurated, or altered, and every building, facility, or structure hereafter erected or enlarged, except as otherwise specifically provided in Section 20.74.030 below, shall have permanently maintained parking spaces in accordance with the provisions of this chapter. All parking areas shall be paved

and improved and all sites shall be properly drained, subject to the approval of the City Engineer.

Section 20.74.030 Exceptions to Requirements.

- (a) Landscaping Features. The Design Review Board may recommend a reduction in the total number of required parking spaces for any project containing ten or more such spaces by ten percent of the total number required if, in the consideration of the Board, such reduction shall result in additional landscaping features.
- (b) Additions to Existing Dwelling Units. In the case of proposed additions to existing one-, two-, and three-unit dwellings, the following regulations shall apply:
 - (1) If there are no off-street parking spaces existing, then an addition consisting of less than one hundred square feet and resulting in a total of up to one thousand five hundred square feet per unit shall be permitted.
 - (2) If there is one off-street space per unit existing, then an addition resulting in a total of up to one thousand five hundred square feet per unit, and up to a total of three bedrooms per unit shall be permitted.

Section 20.74.040 Residential Uses. The number of off-street parking spaces required for residential uses shall be no less than the following:

- (a) Family Residential Use Types.
 - (1) Single-Family Detached, Two-Family Duplex, Single-Family Semi-Attached, Townhouse, and Single Family Group dwellings: two (one enclosed) per unit for dwellings with less than five bedrooms and less than 2,500 square feet in size; three (two enclosed) per unit with five or more bedrooms, or for any dwelling unit with a gross floor area of 2,500 square feet or greater.
 - (2) Facilities with four or more units: two spaces per unit with at least one space covered. One guest space per every four units shall be provided on the site.
- (b) Group Residential Use Types. Residential hotels: one for each sleeping room

- (c) Senior Citizen Residential. Depending on the level of care provided and the location of the project, the Planning Commission shall determine the parking requirement from one-half space to one and one-quarter spaces per unit.
- (d) Family Residential Use Types Within the D-C Zone District. The following are special standards for buildings with four or fewer units. For one-bedroom units, eight hundred square feet or less and for studio units, five hundred square feet or less: one covered space per unit plus one-quarter uncovered space per unit for guest parking. Where total of necessary parking spaces contains a fraction, the number shall be rounded up to the next whole number. For units larger than those stated, normal standards apply.

Section 20.74.050 Civic Uses. The number of off-street parking spaces required for Civic uses shall be no less than the following:

- (a) Community Education.
 - (1) Elementary and junior high schools: one for each classroom and one for every five fixed seats, or one for every thirty-five square feet of non-fixed seating area in the auditorium.
 - (2) High schools: five for each classroom and one for every five fixed seats, or one for every thirty-five square feet of non-fixed seating area in the auditorium, plus the standard for public assembly areas and dormitories.
 - (3) Technical Training Schools: one for each employee plus one for every one hundred gross square feet of floor area.
- (b) Convalescent. Convalescent hospitals, children's homes, and nursing homes: one for each three beds.
- (c) Cultural and Library Services. Libraries, museums, and galleries: one for each two hundred gross square feet of floor area.
- (d) Day Care Services.
 - (1) Large Family Day Care Homes. One for each five children based on maximum enrollment plus the required off-street residential parking spaces.

- (2) Day Care Centers. One for each five children maximum enrollment based on maximum occupancy load. A drop-off/pick-up area is also required.
- (e) Group Care. Elderly board and care homes: two spaces per every three beds. The Planning Commission may require additional parking spaces for guest parking when the Commission finds such additional parking is necessary to serve the development, after taking into consideration the non-availability or limited availability of on-street parking facilities in and adjacent to the development.
- (f) Hospital Services. One and one-half spaces for each bed.
- (g) Religious Assembly. One for every four fixed seats, or twenty-eight square feet, where no permanent seats are maintained in the main assembly area; every twenty-four inches on a bench shall be considered as one seat for parking purposes.

Section 20.74.060 Commercial Uses. The number of off-street parking spaces required for Commercial uses shall be no less than the following:

- (a) Retail and General Commercial Uses. Any commercial use listed in the C-1 or P-C districts, irrespective of where it is maintained, except as specifically provided below: one for each two hundred gross square feet of floor area, plus one for each delivery vehicle.
- (b) Retail Uses in the Downtown Commercial District. In the Downtown Commercial District, the general standard for retail uses shall be one space for each five hundred gross square feet of floor area. Standards for other uses shall be as specified in (c) through (m) below, or if specific standards are not set forth in those subsections for a particular use, the standards shall be as set forth in subsection (a) above.
- (c) Administrative, Business, and Professional Offices. One for each three hundred gross square feet of floor area, provided that in no case shall less than one space for every business establishment or firm be required.
- (d) Financial Services and Offices. One for each three hundred gross square feet of floor area, provided that in no case shall less than one space for every business establishment or firm be required.

- (e) Research and Development. One for each two hundred and fifty gross square feet of floor area up to fifty thousand square feet; plus three for every one thousand square feet of gross floor area over fifty thousand square feet.
- (f) Furniture Stores and Other Similar Uses with Showrooms. One for each seven hundred fifty gross square feet of floor area.
- (g) Multi-Tenant Retail/Commercial. Shopping Centers: For centers with a gross floor area of 25,000-400,000 square feet, four spaces per every one thousand square feet. For centers with a gross floor area of 400,001-600,000 square feet, four and one-half spaces for every one thousand square feet. For centers with a gross floor area over 600,000 square feet, five spaces for every one thousand square feet.
- (1) Office Space. Centers with office space amounting to a total of more than ten percent of the total floor area require additional parking spaces, at a rate of two spaces for every separate office area.
- (2) Cinemas. At centers with 100,000-200,000 gross square feet of having cinemas with up to four hundred fifty seats, and at centers with over 200,000 gross square feet having cinemas with up to seven hundred fifty seats, no additional parking spaces are required. Cinemas having more than this number of seats, or cinemas located at smaller centers, however, require an additional three spaces per one hundred seats.
- (h) Lodging Services. One for each unit for rent plus two for a manager's unit and one-half space per every ten rooms for employee parking, except as provided below. If a rental car agency is located within the facility, ten additional spaces are required.
- (i) Airport-Oriented Hotels and Motels.
- (1) In the case of airport-oriented hotels or motels containing not less than one hundred rooms, the Commission may approve, subject to a use permit, an off-street parking ratio of not less than one space for each three units, provided substantial documented evidence is presented by the applicant that a lower than one space per unit ratio as specified in (h) above is justified. Justification of a lower than 1:1 parking ratio shall take into account the following factors and

conditions and any other factors the Commission may deem applicable:

- (A) Distance the hotel or motel is located from the airport.
 - (B) Availability of airport bus and/or limousine service to the hotel or motel site.
 - (C) Proximity of car rental agencies to the site.
 - (D) Availability of parking facilities adjoining the site which have peak use hours different from peak hours of the hotel or motel.
 - (E) Documentation of actual use of parking spaces at an existing and comparable facility for an extended period of time.
- (2) In determining the required number of off-street parking spaces needed for an airport-oriented hotel or motel, the Commission shall include provisions for additional off-street parking spaces to serve employee needs at the rate of one-half space per employee and for related uses such as restaurants and conference/meeting rooms.

(j) Commercial Recreation.

(1) Indoor sports and recreation.

- (A) Bowling lanes: two for each bowling lane, plus the requirements for connected commercial uses, such as eating or drinking establishments.
- (B) Athletic clubs: four spaces per one thousand gross square feet of floor area.

(2) Outdoor sports and recreation.

- (A) Golf courses: eight per hole and one for each thirty-five gross square feet of floor area in assembly buildings connected with the course, plus one for each two hundred gross square feet of floor area for adjoining commercial uses.
- (B) Golf driving ranges: one and one-half for each tee plus one for each two hundred gross square feet of floor area for adjoining commercial uses.

- (C) Miniature golf courses: two per hole and one for each two hundred gross square feet of floor area for adjoining accessory commercial uses.
- (D) Game courts (tennis, etc.): one for each player authorized to participate at one time.
- (E) Swimming pools: one for each five hundred gross square feet of area related to the pool and related facilities, and one for each two hundred gross square feet of pool area.

(3) Indoor entertainment.

- (A) Theaters intended for live stage productions, spectators, entertainment, fraternal organization clubs, and lodges: one for every five fixed seats, and for every thirty-five square feet of non-fixed seating area in the auditorium, plus one for each two hundred gross square feet of non-seating area, other than dining or drinking area, plus one for each fifty square feet of dining or drinking area.
- (B) Movie Theaters: one for every four fixed seats, plus one for each one hundred fifty gross square feet of non-seating area plus one for each fifty square feet of dining area.
- (C) Dance halls and participating entertainment: one for each fifty gross square feet of floor area.

(k) Eating and Drinking Establishments.

- (1) Full service: one for each fifty gross square feet of customer area, and one for each two hundred square feet of all other floor areas.
- (2) Convenience and Limited Service (drive-in restaurants, fast food restaurants, delicatessens, etc.): one for each fifty gross square feet of floor area.

(l) Automotive and Equipment.

- (1) Sales/rentals and light equipment.

- (A) Automobile and open-air sales: one for each three thousand gross square feet of lot area.
- (m) Gasoline Sales. Four spaces for each hoist, rack, or area primarily designed for servicing or minor repair of one motor vehicle, but excluding fuel pump service areas, and one space for each two hundred fifty gross square feet of floor area devoted to retail sales or office use. In no case shall there be less than five off-street parking spaces provided. Tandem spaces will be permitted, provided that in no case shall the off-street parking requirement be satisfied by space provided in any area normally used for servicing, repair, ingress, and egress of vehicles.

Section 20.74.070 Industrial Uses. The number of off-street parking spaces required for industrial uses shall be no less than the following:

- (a) Industrial uses listed in the M-1 and P-I zones: one for each one thousand five hundred gross square feet of floor area (enclosed and open storage areas), plus one for each three hundred square feet of office area.
- (b) Automatic or semi-automatic public or quasi-public utilities: one for each two thousand five hundred square feet, provided, however, that no fewer than two spaces shall be provided.
- (c) Research and Development Manufacturing: one space for every three hundred gross square feet of floor area up to fifty thousand square feet, plus one space for every four hundred gross square feet of floor area over fifty thousand square feet.
- (d) Single-Tenant Wholesaling, Storage, and Distribution: (exclusive of any assembly, manufacturing, or sales activities). One for every two thousand gross square feet of enclosed floor and open storage area for the first ten thousand square feet of area, then one for each additional five thousand gross square feet of area, plus one for each three hundred square feet of office area.
- (e) Speculation buildings, unless specified on building plans, will be assumed to contain forty percent of the floor space as office and sixty percent as warehouse; parking shall be provided accordingly.
- (f) Automotive and Equipment: Automotive Repairs and Equipment Repair/Sales. Four spaces for each hoist, rack, or area primarily designed for servicing or minor

repair of one motor vehicle, but excluding fuel pump service areas, and one space for each two hundred fifty gross square feet of floor area devoted to retail sales or office use. In no case shall there be less than five off-street parking spaces provided. Tandem spaces will be permitted, provided that in no case shall the off-street parking requirement be satisfied by space provided in any area normally used for servicing, repair, ingress, and egress of vehicles.

Section 20.74.080 Computation of Required Spaces--Exceptions.
All off-street parking spaces shall be computed as set forth in Sections 20.74.020 through 20.74.070, except as follows:

- (a) When the application of Sections 20.74.020 through 20.74.070 results in the requirement of a fractional parking space, any fraction shall be construed as requiring one full parking space.
- (b) When required parking computations are based on gross floor area, floor area devoted exclusively to parking shall not have off-street parking space or landscaping requirements.
- (c) When a building has more than one use, parking standards will be calculated by adding the total required spaces for the ancillary use or uses to the total parking required spaces for a primary use.
- (d) When the property proposed for development is located within an approved parking district and the Parking Commission has granted an exception, based on a finding that there is sufficient public parking in the vicinity of the proposed development to meet all or a portion of the required on-site parking requirement. Such an exception may include conditions to mitigate the parking impact.
- (e) The Planning Commission or City Council may require additional off-street parking facilities in connection with the occupancy or use of a building in any commercial or industrial area, in the following instances:
 - (1) Whenever the proposed use of a building is anticipated to create the need for an unusual or exceptional amount of off-street parking.
 - (2) Whenever alteration, expansion or change in use of a building creates a need for off-street parking

spaces in excess of the spaces required for such a building or use before the alteration, expansion or change in use.

Section 20.74.090 Computation of Required Spaces--Multi-Tenant Uses. In the case of multi-tenant uses, the total requirements for off-street parking spaces shall be the sum of the requirements for the various uses. Off-street parking facilities for one use shall not be considered as providing parking facilities for any other use.

- (a) Multi-Tenant Office/Warehouse Buildings. In the case of multi-tenant office/warehouse buildings, the lessor is required to provide parking spaces for each separate lessee depending on the specific use(s) occurring in the leased space. The amounts of space in a given leased area devoted to each different use shall be the basis for computing the total parking requirement for each leased area. In no case shall less than one space for every business establishment or firm plus one space for every warehouse space be required.
- (b) Joint Use. The Planning Commission may, in addition, approve the alternating use of parking facilities in cases where parties wish to cooperatively establish and operate parking facilities and where these uses generate parking demands primarily during hours when the remaining uses are not in operation, i.e., one use may operate in the daytime only, and the other at night only, and the parking would then serve both uses. The burden of proof for a reduction in the total number of required parking spaces, however, shall remain with the applicant, and documentation shall be submitted to the Planning Commission substantiating the reasons for this requested parking reduction. As a condition precedent to approving such alternating use, the Planning Commission shall require:
 - (1) That whenever alternative units of measurement are required for computing off-street parking requirements, that unit of measurement which provides the greater number of off-street parking spaces shall control.
 - (2) A special condition on the use permit, or other permit, restricting the nature of the uses and times when such uses operate so as to ensure a lack of conflict between them.
 - (3) Submittal of a title report for the parcel and an agreement between the owners of record and the respective users which describes the parcel and

obligates it for the parking purposes free and clear of exceptions which would interfere with the use, describes the obligation of each party, describes the parking facility by parking diagram approved by the Planning Commission, which agreement shall be recorded in the County Recorder's office.

- (4) Use of the respective facilities is limited to the mutually exclusive hours of operation set forth in the use permit.
- (5) No more than fifty percent of the required off-street parking spaces for a building or use may be supplied by parking facilities for any other building or use.
- (6) No use established pursuant to the provisions of this section may be changed without the prior approval of the City in accordance with this chapter.

Section 20.74.100 Computation of Required Spaces--Uses Not Specified. The parking space requirements for uses not listed in Sections 20.74.020 through 20.74.070 shall be recommended by the Planning Director to the Planning Commission. Such determination shall be based upon the requirements for the most comparable use specified in Sections 20.74.020 through 20.74.070.

Section 20.74.110 Size.

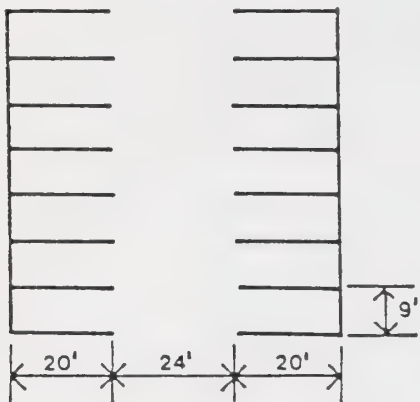
- (a) Each uncovered off-street parking space shall be at least eight and one-half feet by eighteen feet, exclusive of driveway and aisles except that, in the case of a space located parallel to a curb, the length of the space shall be twenty feet.
- (b) The vertical clearance shall not be less than 7'-6" feet over the entire area.
- (c) Concrete bumper guards or wheel stops shall be provided for all uncovered parking spaces, except where a sidewalk is adjacent to a curb stop. The concrete curb around the required landscaping shall not be used as a bumper stop unless the landscaping or walkway adjacent to the space is at least six feet wide and the area of the guard overhang will not damage or interfere with plant growth or its irrigation or pedestrian movement. In the latter case, a parking space length may be reduced from eighteen to sixteen feet.

Figure 12

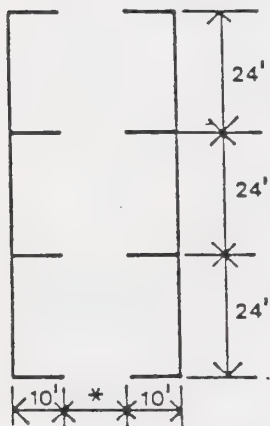
Subsection 20.74.110(b)

Suggested Parking Layouts

90 DEGREE ANGLE

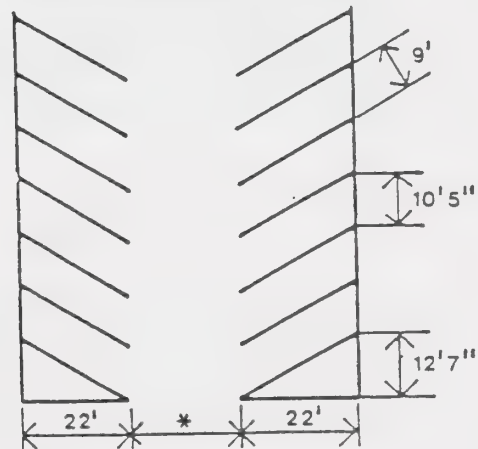


PARALLEL (0 DEGREES)



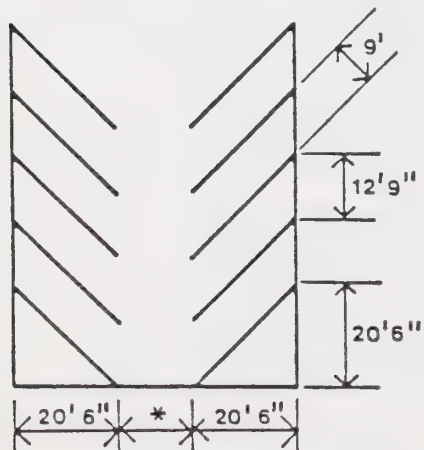
*12' Driveway - 24' if Two Way

60 DEGREE ANGLE



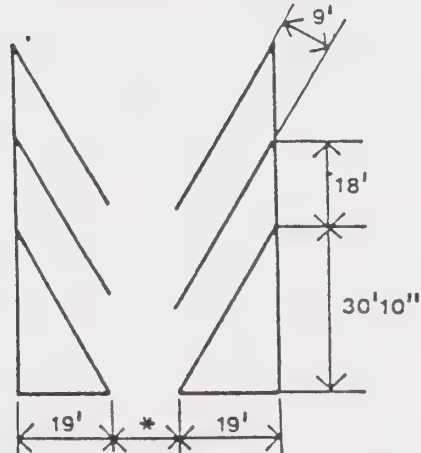
*16' Driveway - 21' if Two Way

45 DEGREE ANGLE



*14' Driveway - 20' if Two Way

30 DEGREE ANGLE



*13' Driveway - 20' if Two Way

Section 20.74.120 Location.

- (a) Residential parking spaces shall be located on the same lot or building site as the dwellings to be served. At least one space per unit shall be a totally enclosed garage space not less than ten feet in width and twenty feet in depth. Each garage space shall be equipped with an automatic door opener and door. On multi-family dwellings, a security gate on a multi-space garage is acceptable.
- (b) Parking spaces for all non-residential uses shall be located on the same lot or parcel as the facility or use to be served, except that an adjacent or contiguous lot may be used by the permittee for the parking spaces if the owner of record submits a title report for the parcel and a covenant running with the land, or an easement, which (1) describes the parcel and obligates it for parking purposes free and clear of exceptions which would interfere with the use, (2) describes the obligation of the party to maintain the parking facility, and (3) describes the parking facility by a parking diagram approved by the Planning Commission. The covenant running with the land, or easement, shall be subject to the approval of the City Attorney and shall be recorded in the County Recorder's office.
- (c) No required yard space in any zoning district shall be utilized for required parking.

Section 20.74.130 Lighting. All parking areas shall be illuminated to the satisfaction of the Police Department. Lighting shall consist of high-pressure sodium lamps with vandal-resistant lenses. Any such lighting shall be arranged so as to reflect the light away from any adjoining residential property and public streets.

Section 20.74.140 Entrances and Exits.

- (a) Each entrance and exit to a parking lot shall be constructed and maintained so that any vehicle entering or leaving the parking lot shall be clearly visible at a distance of not less than ten feet to a person approaching such entrance or exit on any pedestrian walk or footpath.
- (b) Exits from parking lots shall be clearly posted with stop signs.
- (c) Appropriate directional signs or painted arrows shall be maintained where needed.

Section 20.74.150 Driveway Access.

- (a) Driveway access to parking areas for single-family dwellings shall be not less than ten feet in width throughout, and required turnaround areas may not be used for required parking spaces.
- (b) Driveway access to all uses other than single family dwellings shall be at least fifteen feet in width for one-way traffic, and not less than twenty-five feet in width for two-way traffic.
- (c) The City Engineer may recommend a reduction in width of a one-way access drive to no less than twelve feet if, the City Engineer concludes, such width reductions are necessary to the proper functioning of such accessways and if such reductions will have no adverse effect on public health, safety, and welfare.

Section 20.74.160 Circulation. A back-up distance shall be provided of at least twenty-five feet for ninety-degree parking, eighteen feet for sixty-degree parking, fifteen feet for forty-five-degree parking, fifteen feet for thirty-degree parking and fifteen feet for parallel parking, provided that at least four feet shall be provided between each two parallel parking spaces.

Section 20.74.170 Landscaping. Landscape improvements to parking areas shall conform to standards specified in Chapter 20.73.

Section 20.74.180 Off-Street Loading and Unloading. Unless waived or modified by the Planning Commission, every non-residential use hereafter inaugurated, and every non-residential building or structure hereafter erected or enlarged by more than five thousand square feet shall have permanently maintained off-street loading and unloading areas as follows. Such loading and unloading areas shall be exclusive of drive-ways, setbacks and public rights-of-way.

- (a) Uses of an institutional nature and uses listed as permitted in the commercial and industrial zones:

<u>No. of Square Feet</u>	<u>No. of Areas</u>
under 7,000	none
7,000-30,000	1
30,001-90,000	2
90,001-150,000	3
150,001-230,000	4

One additional area for each additional 100,000 square feet or portion thereof.

- (b) Each loading area shall be of dimensions not less than twelve feet by fifty feet and shall have a vertical clearance of not less than fourteen feet.
- (c) The square footage of the entire building shall be used in determining spaces for multi-tenant buildings. A common loading area may be required, if each tenant space is not provided a loading area. Drive-in roll-up doors for multi-tenant industrial projects may be substituted for required loading areas.

20.74.190 Continuing Obligation of Requirements. The requirements for off-street parking spaces and loading areas shall be a continuing obligation of the owner of the lot on which the use or uses requiring such facilities exists. It shall be unlawful for an owner of any lot subject to such requirements to discontinue or to allow or cause the discontinuance of any of the required parking spaces and loading areas without establishing alternative parking spaces and loading areas which meet the requirements imposed by this chapter, or for any person to use a lot without complying with the parking and loading requirements imposed by this chapter. Any revisions to a parking area, its landscaping, lighting, marking or access shall be subject to the approval of the Planning Director.

CHAPTER 20.77

SIGNAL RECEIVING OR TRANSMITTING ANTENNA REGULATIONS

Sections:

20.77.010	Purpose.
20.77.020	Scope.
20.77.030	Antenna Permit Procedures.
20.77.040	Exempted Antennas.
20.77.050	Consent of Owner.
20.77.060	Enforcement-Liability-Penalty.
20.77.070	Prohibition on Location of Antennas.
20.77.080	Restriction on Height of Roof-Mounted Antennas.
20.77.090	Restriction on Height of Ground-Mounted Antennas.
20.77.100	Requirements for Antennas.
20.77.110	Special Requirements for Ground-Mounted Antennas.
20.77.120	Special Requirements for Roof-Mounted Antennas.
20.77.130	Removal of Non-Conforming Antennas.
20.77.140	Other Codes.

Section 20.77.010 Purpose. Chapter 20.77 establishes the Signal Receiving or Transmitting Antenna Regulations. The purpose of these provisions is to prescribe standards for the installations and screening of signal receiving or transmitting antennas within South San Francisco for the conservation and protection of property and public safety through the improvement of the appearance of individual properties and neighborhoods and by providing specific design and installation standards.

Section 20.77.020 Scope. The provisions of this chapter apply to all antennas except as specifically exempted by Section 20.77.040.

Section 20.77.030 Antenna Permit Procedure. It is unlawful for any person, firm, partnership, corporation or other legal entity to erect or maintain a signal-receiving or signal-transmitting antenna, except those exempted in Section 20.77.040, without first obtaining an antenna permit in accordance with the procedure in Chapter 20.83.

Section 20.77.040 Exempted Antennas. Certain types of antennas are exempt from the requirements of this chapter, except as provided in Section 20.77.040, when the antennas meet the requirements of subsections (a), (b), and (c), or the requirements of subsection (d) or (e) as follows:

- (a) Any roof-mounted antenna the height of which when measured from the average grade below it to the topmost point on the antenna does not exceed the maximum height

allowed in the zoning district in which the antenna is to be constructed, pursuant to Section 20.70.030 of this code, plus five feet; or any ground-mounted vertical antenna which is less than 40' high; and

- (b) which, together with its supporting structure, does not exceed seventy-five pounds in weight; and
- (c) which has less than 18 square feet of wind loading area; or
- (d) any roof mounted vertical antenna with a wind loading area not exceeding 6 square feet; or
- (e) any antenna installed on behalf of or for the use of a governmental agency.

Section 20.77.050 Consent of Owner. It is unlawful to erect, construct, plan or maintain any signal-receiving or signal-transmitting antenna upon any property or building without the consent of the owner, holder, lessor, agency, or trustee thereof.

Section 20.77.060 Enforcement-Liability-Penalty.

- (a) Liability for Damages. The provisions of this chapter shall not be construed as removing or limiting in any way the responsibility or liability of any person erecting, maintaining or owning any signal-receiving or signal-transmitting antenna for personal injury or property damage resulting from the negligence or willful acts of such persons, their agents, employers or workers in the construction, maintenance, repair or removal of any such antenna; nor shall this chapter be construed as imposing upon the City, its officers, or employees any responsibility or liability by reason of the approval of any antenna, materials or devices under the provisions of this chapter.
- (b) Enforcement. It shall be the duty of the Chief Building Inspector and the Code Enforcement Officer to enforce the provisions of this chapter.
- (c) Penalty for Violation. Any person who violates any provision of this chapter or fails to comply with any of the mandatory requirements of this chapter shall be guilty of a misdemeanor and, upon conviction, shall be punished as set forth in Chapter 1.24 of the South San Francisco Municipal Code.

Section 20.77.070 Prohibition on Location of Antennas.

- (a) No antenna shall be located in the front or required side yards of any lot, parcel or premises, nor shall it be located on any driveway or walkway.

- (b) The antenna and all support items, including cables, etc., shall be located on the property being serviced and shall not be linked physically to a receiver not located on the property involved, unless a franchise is first obtained from the City of South San Francisco.
- (c) No part of any antenna shall be located less than three feet from any property line of the property involved or from any power lines, buildings or structures, unless attached to the structure.

Section 20.77.080 Restriction on Height of Roof-Mounted

Antennas. The height of any roof-mounted antenna, measured from the average grade below it to the topmost point on the antenna, shall not exceed the maximum height allowed for the building on which it is mounted in the zoning district in which the antenna is to be constructed, pursuant to Section 20.70.030 of this code plus five feet; except that a roof-mounted radio antennae may be permitted in a residential district up to 65 feet, providing justifying documentation is provided satisfactory to the Chief Building Inspector. Retractable antennas are encouraged especially for antennas in excess of 40 feet .

Section 20.77.090 Restriction on Height of Ground-Mounted

Antennas. No part of any ground-mounted antenna shall exceed the maximum height allowed for accessory buildings in the zoning district, pursuant to Section 20.70.030 of this code, except that a radio tower may be built to the height limit allowed for a structure in the applicable zoning district, plus five feet. A radio tower may be allowed in a residential district up to 65 feet, provided justifying documentation is provided satisfactory to the Chief Building Inspector. Retractable antennas are encouraged, especially for antennas in excess of 40 feet.

Section 20.77.100 Requirements for Antennas. All antennas, not otherwise exempted by this chapter, shall meet the following requirements:

- (a) All structural support shall be of galvanized steel or other material approved by the Chief Building Inspector.
- (b) The antenna shall be designed to withstand a wind force of seventy-five miles per hour if ground-mounted and eighty-five miles per hour if roof-mounted.
- (c) Any driving motor shall be limited to 110 volts maximum power design and be encased in protective guards.
- (d) Any metallic support structure for an antenna must be bonded to a grounding rod.

Section 20.77.110 Special Requirements for Ground-Mounted Antennas. For ground-mounted antennas, the wiring between the antenna and a receiver shall be installed in accordance with the National Electric Code as adopted by the City of South San Francisco.

Section 20.77.120 Special Requirements for Roof-Mounted Antennas. For roof-mounted antennas, the antenna and any supporting structure shall be mounted directly to the roof of a primary or accessory structure, as defined in the Uniform Building Code and shall not be mounted upon appurtenances such as chimneys or spires.

Section 20.77.130 Removal of Non-Conforming Antennas. All antennas not in conformity with the provisions of this chapter shall be brought into conformity within the appropriate amortization period following the effective date of this ordinance, as provided below, or shall be removed at the expense of the owner of the antenna. A nonconforming antenna, within the meaning of this section, shall include any antenna which has not obtained a use or antenna permit as required by this chapter. As used in this section, "value of antenna" means the total cost of installing the antenna based on documentation, the provision of which is the sole responsibility of the owner of the antenna. Unless documentation provided by the owner establishes otherwise, it shall be presumed that the value of an antenna is less than one thousand five hundred dollars. Value of antenna shall not include the cost of any peripheral equipment, including but not limited to, signal dividers, amplifiers or channel selectors.

(a) Amortization Periods.

- (1) Value of antenna less than one thousand five hundred dollars--not more than two years.
- (2) Value of antenna equal to or greater than one thousand five hundred but less than two thousand five hundred dollars--not more than three years.
- (3) Value of antenna equal to or greater than two thousand five hundred but not more than five thousand dollars--not more than five years.
- (4) For every increment of two thousand dollars of value, or fraction thereof, in excess of five thousand dollar, an additional year of amortization over and above the five-year period may be added, provided that the total amortization period shall not exceed fifteen years.

Section 20.77.140 Other Codes. The regulations set forth in this chapter shall still be subject to the ordinances of the City where not inconsistent with this chapter, including the Building Code and Electrical Code.

CHAPTER 20.78

PLANNED UNIT DEVELOPMENT REGULATIONS

Sections:

20.78.010	Purpose.
20.78.020	Applicability.
20.78.030	Replacement Structure.
20.78.040	Procedure for Obtaining Permit

Section 20.78.010 Purpose. Chapter 20.78 establishes the Planned Unit Development Regulations. The purpose of these regulations is to prescribe when the use of the Planned Unit Development Permit Procedure is required and to provide for replacement structures in planned unit development areas.

Section 20.78.020 Applicability. The provisions of this chapter shall apply to all areas of the City shown on the Zoning Map with the capital letter "P" following the density designator of that zone district. When that letter appears, a planned unit development permit shall be required for new developments within the district. Projects of three or fewer units shall conform to the design of the closest adjacent planned unit development in the same zone district and shall require design review approval pursuant to Chapter 20.85.

Section 20.78.030 Replacement Structure. Whenever an existing structure in a district subject to the Planned Unit Development Permit Procedure is replaced for any reason, a design review approval pursuant to Chapter 20.85 shall be required.

Section 20.78.040 Procedure for Obtaining Permit. A planned unit development permit shall be obtained by following the procedures set forth in Chapter 20.84.

CHAPTER 20.79

RESIDENTIAL SECOND UNIT REGULATIONS

Sections:

20.79.010	Purpose.
20.79.020	Use Permit Required.
20.79.030	Existing Second Units.
20.79.040	Limitation.

Section 20.79.010 Purpose. Chapter 20.79 establishes the Residential Second Unit Regulations. The purpose of this chapter is to provide a mechanism for allowing residential second units in residentially zoned districts, thereby providing the opportunity for the development of small housing units designed to meet the special housing needs of one-person and two-person households. Furthermore, the purpose of these provisions is to allow the more efficient use of the City's existing stock of dwellings, to provide housing units for family members who are elderly or disabled, to avoid parking problems in residential neighborhoods, and to protect property values and the single-family character of a neighborhood by ensuring that second units are developed under such special conditions as may be appropriate to further the purpose of this chapter. This chapter implements the provisions of Government Code Sections 65852.1 and 65852.2.¹

Section 20.79.020 Use Permit Required. New residential second units may be permitted in any residentially zoned district in which they are listed as a permitted use type subject to a conditional use permit as provided in Chapter 20.81. In addition, the following standards shall apply to the development of each residential second unit:

- (a) No more than one residential second unit shall be permitted on any one parcel or lot.
- (b) A residential second unit may only be permitted on a residential lot on which there is already built one single-family detached dwelling unit (primary unit), and such second unit shall be within or attached to the existing primary unit.
- (c) Residential second units may not be permitted on residential lots already having two or more dwelling units located thereon.

¹This Chapter restates the provisions of former Chapter 20.18 adopted by Ordinance No. 928 on September 21, 1983.

- (d) Size of unit: The size of the second units shall not exceed six hundred forty square feet of gross floor area.
- (e) Minimum yard requirements: Second units shall conform to the front, side, and rear yard setback requirements of the zone in which they are developed, except that in the R-1 and R-2 zones, ten feet shall be the rear yard setback requirement.
- (f) Off-street parking requirements: One off-street parking space shall be required for the second unit in addition to any off-street parking spaces required for the primary unit by Chapter 20.74 of this code, as amended from time to time.
- (g) Code compliance.
 - (1) Minimum housing code compliance shall be required for the primary unit.
 - (2) The second unit shall comply with all provisions of the South San Francisco Municipal Code in effect at the time of approval of the use permit, including but not limited to all uniform codes adopted by reference in said municipal code.
 - (3) Products of combustion detectors shall be required for each primary and second unit.
- (h) Entrance: The second unit shall utilize the same exterior doorways as the primary unit; it shall not have a separate entrance.
- (i) Lot size: The minimum size of the lot on which the second unit may be built shall be five thousand square feet. The lot shall have a minimum width of fifty feet and a minimum depth of eighty feet.
- (j) Owner occupancy and deed restriction required: Prior to issuance of a building permit for the second unit, a deed restriction to run with the land shall be recorded such that the use of the second unit as a separate dwelling may continue only as long as the property is owner-occupied.
- (k) Services: Second units shall not be metered separately from the main units for gas, electricity, and water services.
- (l) No conditional use permit for a residential second unit may be approved unless the Planning Commission first makes the following findings:

- (1) The second unit is compatible with the design of the main unit and the surrounding neighborhood in terms of landscaping, scale, height, length, width, bulk, lot coverage, and exterior treatment, and will not cause excessive noise, traffic, or other disturbances to the existing neighborhood or result in significantly adverse impacts on public services and resources.
- (2) The second unit will not tend to change the character or cause a concentration of such units sufficient to change the characteristic of the residential neighborhood in which it is located.

Section 20.79.030 Existing Second Units. This section shall in no way validate any existing illegal second unit. An application for a use permit may be made pursuant to the provisions of Chapter 20.81 to convert an illegal second unit to a conforming legal second unit, and the standards and requirements for said conversion shall be the same as for newly proposed second units.

Section 20.79.040 Limitation. Any single-family dwelling unit constructed after October 21, 1983, the effective date of the residential second unit ordinance codified in this zoning ordinance, shall be ineligible for a second unit.

Chapter 20.80
ADMINISTRATION

CHAPTER 20.80

ADMINISTRATION

Section:

20.80.010 Designation.

Section 20.80.010 Designation. Chapters 20.80 through 20.100 encompass procedures for the administration of this Title, including the following:

- Chapter 20.81: Use Permit Procedure
- Chapter 20.82: Variance Procedure
- Chapter 20.83: Antenna Permit Procedure
- Chapter 20.84: Planned Unit Development Permit Procedure
- Chapter 20.85: Design Review Procedure
- Chapter 20.87: Amendment Procedure
- Chapter 20.88: Notice and Hearing Requirements
- Chapter 20.90: Appeal Procedure
- Chapter 20.91: Revocation and Modification of Permits
- Chapter 20.97: Nonconforming Uses and Structures
 Regulations
- Chapter 20.98: Enforcement, Penalties, and Legal Procedure
- Chapter 20.100: Pre-zoning Procedure

CHAPTER 20.81

USE PERMIT PROCEDURE

Sections:

20.81.010	Purpose.
20.81.020	Use Permit Issuance/Denial.
20.81.030	Application for the Granting of a Use Permit.
20.81.040	Hearing and Notice.
20.81.050	Required Findings.
20.81.060	Action by Commission.
20.81.070	Appeals.
20.81.080	Effect.
20.81.090	Expiration.
20.81.100	Failure to Comply with Conditions.
20.81.110	Revocation or Modification of Use Permits.

Section 20.81.010 Purpose. Chapter 20.81 establishes the Use Permit Procedure. The purpose of these provisions is to provide a procedure for review and decisions regarding use permits.

Section 20.81.020 Use Permit Issuance/Denial. Use permits may, in accordance with the provisions of this chapter, be issued or denied for any of the uses or purposes for which the permits are required or permitted by the terms of this title.

Section 20.81.030 Application for the Granting of a Use Permit. An application for the granting of a use permit shall be made as follows:

- (a) Persons Eligible. The following persons shall be eligible to apply for the granting of a use permit:
 - (1) A property owner or authorized agent;
 - (2) A lessee, with a written lease, the term of which exceeds one year; or
 - (3) A person authorized to exercise the power of eminent domain.
- (b) Application Form, Filing, and Fee. An application for the granting or modifying of a use permit shall be made on the prescribed form and shall be filed with the Planning Director, and shall be accompanied by a non-refundable fee as set forth in the Master Fee Schedule of the City of South San Francisco adopted by Resolution of the City Council.

Section 20.81.040 Hearing and Notice. All applications for granting or modifying a use permit and all actions to revoke or modify a use permit shall be heard at a public hearing scheduled and noticed as required by Chapter 20.88.

Section 20.81.050 Required Findings. In order for the Planning Commission to grant a use permit, the Planning Commission shall find:

- (a) The proposed use will not be adverse to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements.
- (b) The use is consistent with the City's General Plan.
- (c) The proposed use complies with all applicable standards and requirements of this Title.

Section 20.81.060 Action by Commission.

- (a) The Planning Commission may grant the permit by resolution or motion and impose such conditions in connection with the issuance of a use permit as it deems necessary in order to fulfill the purposes of this title and may require reasonable guarantees and evidence that such conditions are being, or will be, complied with. No permit shall be granted unless and until the requirements of CEQA have been met.
- (b) The Planning Director shall file with the City Council a report of the determination and action of the Planning Commission.

Section 20.81.070 Appeals. A decision of the Planning Commission may be appealed to the City Council as provided by Chapter 20.90.

Section 20.81.080 Effect. No building permit shall be issued except in accordance with the terms and conditions of the use permit.

Section 20.81.090 Expiration.

- (a) Any use permit granted in accordance with the terms of this title shall automatically expire if building permits have not been issued within two years from the date of final approval. A time extension not exceeding one year beyond the initial two-year period may be granted. However, after three years from the date of approval, a new application shall be required.

- (b) If the use for which a use permit was granted ceases for a period of six months or more, the use shall be considered abandoned and thereafter a new use permit shall be required for any use for which a use permit is required in that zone district.

Section 20.81.100 Failure to Comply With Conditions. Failure to comply with any use permit condition is a violation of this title subject to Enforcement, Penalties, and Legal Procedure as prescribed by Chapter 20.98. Any use permit granted in accordance with the terms of this title may be revoked upon failure to comply with any of the conditions or terms of such permit, or if any law or ordinance is violated in connection therewith.

Section 20.81.110 Revocation or Modification of Use Permits. A use permit may be revoked or modified as provided by Chapter 20.91.

CHAPTER 20.82

VARIANCE PROCEDURE

Sections:

20.82.010	Purpose.
20.82.020	Variances.
20.82.030	Application for the Granting of a Variance.
20.82.040	Hearing and Notice.
20.82.050	Required Findings.
20.82.060	Optional Findings.
20.82.070	Use Variance.
20.82.080	Variances from Parking Requirements.
20.82.090	Action by Commission.
20.82.100	Appeals.
20.82.110	Effect.
20.82.120	Expiration.
20.82.130	Failure to Comply with Conditions.
20.82.140	Revocation and Modification of Variance.

Section 20.82.010 Purpose. Chapter 20.82 establishes the Variance Procedure. The purpose of these provisions is to provide a procedure for review and decisions regarding variances.

Section 20.82.020 Variances. Where practical difficulties, unnecessary hardships, and results inconsistent with the general purpose of this title may result from the strict application of certain provisions thereof, variance permits may be granted as provided in this chapter.

Section 20.82.030 Application for the Granting of a Variance. An application for the granting of a variance shall be made as follows:

- (a) Persons Eligible. The following persons shall be eligible to apply for the granting of a variance:
 - (1) A property owner or authorized agent;
 - (2) A lessee, with a written lease, the term of which exceeds one year; or
 - (3) A person authorized to exercise the power of eminent domain.
- (b) Required Documents. An application for the granting of a variance shall be made on the prescribed form and accompanied by a written statement, plans, fee as set forth in the Master Fee Schedule of the City of South San Francisco adopted by Resolution of the City Council, and evidence showing that the requested

variance conforms to the required findings set forth in Section 20.82.050.

Section 20.82.040 Hearing and Notice. All applications for the granting of a variance, all applications for the modification of a variance, and all actions for the revocation or modification of a variance for cause shall be heard at a public hearing scheduled and noticed as required by Chapter 20.88.

Section 20.82.050 Required Findings. The Planning Commission shall grant the requested variance in whole or in part, conditionally or unconditionally, only if from the facts presented with the application or at the public hearing, or determined by investigation, the following is found:

- (a) That, because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

In this context, personal, family or financial difficulties, loss of prospective profits and neighboring violations or pre-existing nonconforming uses or facilities are not hardships justifying a variance.

- (b) That such variance, if granted, would not constitute a special privilege granted to the recipient inconsistent with limitations upon other properties in the vicinity and zone in which such property is situated.

Section 20.82.060 Optional Findings. In addition to the Required Findings in Section 20.82.050, the Planning Commission may make other findings appropriate to justify the approval or disapproval of the requested variance.

Section 20.82.070 Use Variance. A variance shall not be granted for a parcel of property which authorizes a use or activity which is not otherwise expressly authorized by the zone regulations governing such parcel of property.

Section 20.82.080 Variances from Parking Requirements. Notwithstanding Sections 20.82.050 and 20.82.070, a variance may be granted from the parking requirements of this title in order that some or all of the required parking spaces be located off-site, including locations in other local jurisdictions, or that in-lieu fees or facilities be provided instead of the required parking spaces, if both of the following conditions are met:

- (a) The variance will be an incentive to, and a benefit for, the non-residential development.

- (b) The variance will facilitate access to the non-residential development by patrons of public transit facilities.

Section 20.82.090 Action by Commission.

- (a) After the conclusion of the public hearing, and prior to granting a use permit, the Planning Commission shall make written findings of fact showing whether the provisions of Section 20.82.050 have been satisfied.
- (b) The Planning Commission shall by resolution or motion grant or deny the variance and in granting a variance may impose such conditions as it deems necessary to fulfill the purpose of this title. Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated. Upon granting a variance subject to certain conditions, the Planning Commission may require reasonable guarantees and evidence that such conditions are being, or will be, complied with.
- (c) The Planning Director shall file with the City Council a report of the determination and action of the Planning Commission.

Section 20.82.100 Appeals. A decision of the Planning Commission made pursuant to this chapter may be appealed to the City Council as provided by Chapter 20.90.

Section 20.82.110 Effect. No building permit shall be issued except in accordance with the terms and conditions of the variance.

Section 20.82.120 Expiration. Any variance granted in accordance with the terms of this title shall automatically expire if building permits have not been issued or use commenced within two years from the date of final approval. A time extension not exceeding one year beyond the initial two-year period may be granted. However, after three years from the date of approval, a new application shall be required.

Section 20.82.130 Failure to Comply with Conditions. Failure to comply with any variance condition is a violation of this title subject to Enforcement, Penalties, and Legal Procedure as prescribed by Chapter 20.98. Any variance granted in accordance with the terms of this title may be revoked upon failure to comply with any of the conditions or terms of the variance, or if any law or ordinance is violated in connection therewith.

Section 20.82.140 Revocation and Modification of Variance. A variance may be revoked or modified as provided by Chapter 20.91.

CHAPTER 20.83

ANTENNA PERMIT PROCEDURE

Sections:

20.83.010	Purpose.
20.83.020	Antenna Permits Required.
20.83.030	Antenna Permit Procedure.

Section 20.83.010 Purpose. Chapter 20.83 establishes the Antenna Permit Procedure. The purpose of these provisions is to provide a procedure for obtaining the Antenna Permits required by this title.

Section 20.83.020 Antenna Permits Required. Unless otherwise exempted by the Provisions of Chapter 20.77, all antennas within South San Francisco shall require an Antenna Permit.

Section 20.83.030 Antenna Permit Procedure. Prior to the installation of an antenna, the owner or occupant, with written permission from the owner of the lot, premises, parcel of land, or building on which an antenna is to be installed, shall first obtain a permit from the City of South San Francisco, Building Division. The permit application shall contain the following information:

- (a) Name, address and telephone number of the applicant(s) and the owner of the lot, premises, parcel of land, or building;
- (b) Plot plan of the lot, premises, parcel of land or building showing, among other things, the exact location of the proposed antenna, exact location and dimensions of all buildings, and property lines;
- (c) Construction plans and specifications, including manufacturer's specifications and installation instructions, if any; the gross weight of the antenna; and all support materials;
- (d) The exact location of any wiring to be required;
- (e) The exact location of any concrete or other material to be used as a base;
- (f) Any support measures that must be used for the antenna;
- (g) Any other information that may be required by the Building Division given the particular circumstances of any such erection, construction, or installation; and

- (h) For a roof mounted antenna less than 75 pounds in weight, an engineering report prepared by a licensed civil or structural engineer showing plans and engineering calculations for wind load, anchoring and structural supports, and foundations

CHAPTER 20.84

PLANNED UNIT DEVELOPMENT PERMIT PROCEDURE

Sections:

20.84.010	Purpose.
20.84.020	Scope.
20.84.030	Permit Required.
20.84.040	Coordination with Other Regulations.
20.84.050	General Requirements and Criteria.
20.84.060	Special Requirements for Residential Planned Unit Developments.
20.84.070	Special Requirements for Mixed-Use Planned Unit Development.
20.84.080	Special Requirements for Mixed-Use Planned Unit Development.
20.84.090	Application for a Planned Unit Development Permit.
20.84.100	Preparation of Tentative Subdivision Map.
20.84.110	Planning Commission Approval.
20.84.120	City Council Approval.
20.84.130	Issuance of Other Permits.
20.84.140	Effects of Final Development Plan Action.
20.84.150	Failure to Comply with Conditions.
20.84.160	Revocation and Modification of Planned Unit Development Permit.

Section 20.84.010 Purpose. Chapter 20.84 establishes the Planned Unit Development Permit Procedure and prescribes regulations for the review of planned unit developments proposed within South San Francisco. The purpose of the regulations contained in this chapter is to implement policies contained in the Land Use Element of the South San Francisco General Plan, particularly policies prescribed by the Planned Commercial and Planned Industrial land use categories and the Design Policy expressed in Policy 33. Planned unit developments achieve this purpose by allowing diversification in regulations such as building relationships, setbacks, height limitations, lot sizes, types of structures, parking and the amount and location of open space, while insuring substantial compliance with the land use and density regulations of the district and other provisions of this title, in order that the intent of this title in requiring adequate standards related to the public health, safety, and general welfare may be observed without unduly inhibiting developers attempting to secure the advantages of modern large scale site planning for residential, commercial, or industrial purposes. Where use is made of the planned unit development process, as provided in this chapter, a planned unit development permit (hereinafter PUD permit) shall first be obtained as herein provided.

Section 20.84.020 Scope. The PUD permit procedure shall be optional for development projects in all districts and mandatory for projects within a district containing a "P" suffix designator and projects greater than two acres within either the P-C Planned Commercial or P-I Planned Industrial Districts. For the purpose of this section, a development project is defined as the development, or modification of a parcel of land or the introduction or modification of a use of a parcel of land under one ownership or under unified control and which is not subject to a specific plan as defined in the California Planning and Zoning Law.

Section 20.84.030 Permit Required. Prior to commencing any construction, including grading, for any development within the scope of this chapter, a PUD permit shall be obtained as set forth herein, with the following exceptions:

- (a) Modifications to sign programs or change of copy on approved signs;
- (b) Replanting of existing landscape areas or additional landscaping;
- (c) Revisions to internal circulation or parking areas which do not result in a loss of parking spaces;
- (d) A minor addition to a single-family home or townhouse with an attached garage on an individual lot which:
 - (1) does not exceed ten percent of the total gross floor area of the dwelling unit; and
 - (2) is not visible from a public street, public park, or common area; and
 - (3) conforms to previously established minimum setback requirements for the development in which it is located.
- (e) A minor addition to a townhouse with a detached garage located in front of the dwelling on an individual lot which:
 - (1) does not exceed two hundred fifty square feet in size; and
 - (2) does not exceed one story in height; and
 - (3) is not visible from a public street, public park, or common area; and

- (4) encloses the area between the dwelling unit and the garage.

Items (a) through (d) above shall require Design Review approval and building permit, item (e) shall require only a building permit.

Section 20.84.040 Coordination With Other Regulations. The PUD permit procedure shall be coordinated as closely as possible with the regulations of Title 19, Subdivisions, when those regulations are applicable.

Section 20.84.050 General Requirements and Criteria. Planned unit developments in all districts shall comply with the following requirements:

- (a) Higher standards may be required or lower standards may be permitted for a planned unit development than are required for the zone district in which it is located for height, parking, traffic circulation, landscaping, open space, setbacks, lot sizes and other elements with which this title regulates.
- (b) Uses and densities permitted in a planned unit development shall be the same as those of the zone district in which it is located.
- (c) The parcel on which the development is to be located shall be in one ownership or under unified control.
- (d) The proposed development shall be in conformity with the adopted General Plan and shall conform with any applicable specific plans adopted in conformance therewith for the purpose of effectuating the General Plan.
- (e) The proposed development shall be designed to produce an environment of stable and desirable character in harmony with the character of the surrounding area.
- (f) The development shall not produce a volume of traffic in excess of the capacity for which the access streets are designed. Vehicular entrances and exits shall be carefully located and designated to minimize traffic hazards. The plan shall provide for safe, convenient internal pedestrian and vehicular circulation. Private common driveways may be approved if alternatives utilizing public roadways are not viable.

Section 20.84.060 Special Requirements for Residential Planned Unit Developments. A residential planned unit development is a development planned and executed as a unit and consisting of a

single-family, a two-family, or multiple dwellings or any appropriate combination thereof, together with related uses serving the individual planned unit development. Residential planned unit developments shall comply with the following requirement:

Recreation Areas. The development shall include the provision for recreation areas adequate to meet the needs of the anticipated population of the development.

Section 20.84.070 Special Requirements for Commercial and Industrial Planned Unit Developments. A commercial or industrial planned unit development is a development planned and executed as a unit and consisting of commercial, office, or industrial uses, or any appropriate combination thereof, together with related uses. Commercial and industrial planned unit developments shall comply with the following requirements:

- (a) Parking and Loading Space Requirements. The development shall make adequate provision for delivery and shipment of materials by truck or rail; standing space for service vehicles; and parking for visitors, clients, customers and employees. In no case shall a lesser number of parking or loading spaces be provided than required by Chapter 20.74 for similar uses, and the Planning Commission may increase the requirements.
- (b) Noise, Dust, Odor, Smoke, Vibration Limitations. Noise, dust, odor, smoke and vibration shall be limited or controlled so as not to be detrimental to uses within the development or adjoining properties.

Section 20.84.080 Special Requirements for Mixed-Use Planned Unit Development. A mixed-use planned unit development is a development planned and executed as a unit and consisting of residential uses plus commercial or professional uses, together with related uses. A mixed-use planned unit development shall comply with the following requirements:

- (a) Recreation Areas. The development shall include the provision of recreation areas adequate to meet the needs of the anticipated population of the development.
- (b) Parking and Loading Space Requirements. The development shall make adequate provision for delivery and shipment of materials by truck or rail; standing space for service vehicles; and parking for visitors, clients, customers and employees. In no case shall a lesser number of parking or loading spaces be provided than required by Chapter 20.74 for similar uses, and the Planning Commission may increase the requirements.

- (c) Noise, Dust, Odor, Smoke, Vibration Limitations. Noise, dust, odor, smoke, and vibration shall be limited or controlled so as not to be detrimental to uses within the development or adjoining properties.
- (d) Overall Scale. The overall scale of development for the combined uses shall be consistent with the scale of development permitted for either a residential development or a non-residential development. The normally allowed number of residential units may be reduced to compensate for the space used by non-residential uses in order to maintain the appropriate overall scale.

Section 20.84.090 Application for a Planned Unit Development Permit. By applying for the granting of a PUD permit, the applicant initiates a review process which must be completed prior to the issuance of a PUD permit.

- (a) Persons Eligible. An application for the granting of a PUD permit may be made by any person having an interest in the property to be included in the proposed planned unit development; provided, however, that the applicant must evidence a full ownership interest in all of the property to be included in the proposed planned unit development at the time of the submission of the final development plan.
- (b) Required Documents. An application for the granting of a PUD permit shall be made on the prescribed form and accompanied by the following documents:
 - (1) A list of names and addresses of all owners of the property and the extent and nature of their interest in the parcel proposed for PUD district zoning or permit.
 - (2) A legal description of the parcel and a statement of the number of acres, or square feet if less than one acre, contained therein.
 - (3) A title report verifying the description and the ownership of the property.
 - (4) The method whereby the landscaped areas adjacent to building sites and landscaped open areas are to be established and maintained.
 - (5) A declaration as to whether the parcel is to remain under the same ownership and control or to be divided into small units during or after

development and the manner and method of the division.

- (6) A generalized narrative describing the location of the site, its total acreage, and the existing character and use of the site and adjoining, properties; the concept of the proposed planned unit development, including proposed uses and activities, proposed residential densities if appropriate, and physical land alteration required by the development; and the relation of the proposed planned unit development to the South San Francisco General Plan.
 - (7) A development schedule, including anticipated timing for commencement and completion of each phase of development, tabulation of the total number of acres in each separate phase and percentage of such acreage to be devoted to particular uses, and an indication of the proposed number and type of dwelling units by phase of development, if applicable.
 - (8) Graphics necessary to establish the physical scale and character of the development and demonstrate the relationship among its constituent land uses, buildings and structures, public facilities, and open space. Said graphics shall as a minimum indicate: perimeter boundaries of the site; streets and driveways, sidewalks and pedestrian ways, and off-street parking and loading areas; location and dimension of buildings and structures; a lighting plan for the building and adjacent parking and pedestrian travel areas, utilization of buildings and structures, including activities and the number of living units; reservation for public uses, including schools, parks, playgrounds, and other open spaces; and major landscaping proposals. Also included shall be building elevations, color program and samples, a comprehensive sign program, and a preliminary landscape plan. The Director may require graphics presenting additional information which is necessary to support the statement of intent.
 - (9) A completed environmental assessment information as provided for environmental impact review.
- (c) Application Form, Filing and Fee. An application for granting or extending, or for waiving or modifying the conditions of a PUD permit shall be made on the prescribed form, shall be filed with the Planning

Division, and shall be accompanied by a non-refundable processing fee as set forth in the Master Fee Schedule of the City of South San Francisco adopted by Resolution of the City Council.

Section 20.84.100 Preparation of Tentative Subdivision Map.

When a planned unit development requires the submission of a tentative subdivision map, this map and all supporting documents shall be prepared and submitted concurrently with the application of the planned unit development.

Section 20.84.110 Planning Commission Approval. The Planning Commission shall take final action on the PUD permit when a planned unit development requires neither the submission of a tentative subdivision map nor an environmental impact report. A public hearing, noticed as required by Chapter 20.88, shall be held. At the conclusion of this public hearing, the Planning Commission shall review the planned unit development plan for conformity with the General Plan and any applicable special requirements contained in this Chapter and, after making any required findings, shall approve, conditionally approve, or deny issuance of the PUD permit. For planned unit developments on which the Planning Commission does not take final action, the Planning Commission shall hold a public hearing and submit a recommendation to the City Council within forty-five days of the conclusion of the public hearing.

Section 20.84.120 City Council Approval. The City Council shall take final action on the PUD permit when a planned unit development requires either a tentative subdivision map or an environmental impact report.

- (a) The Planning Commission shall forward to the City Council the appropriate environmental documents; the Commission's written report advising approval, conditional approval, or disapproval of the tentative map; and a written report advising approval, conditional approval, or disapproval of the planned unit development.
- (b) Within forty-five days following the receipt by the City Clerk of the reports forwarded by the Planning Commission, a public hearing, noticed as required by Chapter 20.88, shall be held before the City Council for formal action on the proposed planned unit development. At the conclusion of this public hearing, the City Council shall take the following action:
 - (1) Compliance with CEQA. Prior to approval of a permit, the City Council shall take the necessary action to comply with the requirements of CEQA.
 - (2) Tentative Subdivision Map. The City Council shall approve, conditionally approve, or disapprove any

tentative subdivision map incident to the planned unit development.

- (3) Planned Unit Development. The City Council shall review the planned unit development for conformity with the General Plan and any applicable special requirements contained in this chapter and, after making any required findings, shall approve, conditionally approve, or deny issuance of the PUD permit.

Section 20.84.130 Issuance of Other Permits. No building or occupancy permits shall be issued to the applicant until a PUD permit has been issued.

Section 20.84.140 Effects of Planned Unit Development Plan Action.

- (a) Re-Submission. Whenever any application for a PUD permit has been denied, no application for the same proposal on the same site or any portion thereof shall be filed by the same applicant within six months after the date of denial.
- (b) Adherence to Approved Plan. The applicant shall agree in writing to be bound, for himself/herself/itself all successors in interest, by the conditions prescribed for approval of the development. The approved development plan and staged development schedule shall control the issuance of all building permits and shall restrict the nature, location and design of all uses. Minor changes in an approved development plan may be approved by the Planning Director if such changes are consistent with the purposes and general character of the approved plan. All other modifications, including extension or revision of the phased development schedules, shall be processed in the same manner as the original application and shall be subject to the same procedural requirements.

Section 20.84.150 Failure to Comply with Conditions. Failure to comply with any planned development permit condition is a violation of this title subject to Enforcement, Penalties, and Legal Procedures as prescribed by Chapter 20.98.

Section 20.84.160 Revocation or Modification of Planned Unit Development Permit. A PUD permit may be revoked or modified as provided by Chapter 20.91.

CHAPTER 20.85

DESIGN REVIEW PROCEDURE

Sections:

20.85.010	Purpose.
20.85.020	Applicability.
20.85.030	Design Review Guidelines and Standards.
20.85.040	Application.
20.85.050	Design Review Board.
20.85.060	Design Review Action.
20.85.070	Appeals.
20.85.080	Effect.
20.85.090	Expiration of Design Review Approval.
20.85.100	Failure to Comply with Conditions.
20.85.110	Revocation or Modification of Design Review Approval.

Section 20.85.010 Purpose. Chapter 20.85 establishes the Design Review Procedure. The purpose of these provisions is to provide a review procedure for development proposals which is concerned with physical design.

Section 20.85.020 Applicability.

- (a) No person shall commence any use or erect any structure or make exterior modifications to any existing use, parking area, or structure; and no permit, including but not limited to building, use or variance permit, shall be issued for any new use or structure or modification thereof until the design review process has been completed in accordance with these requirements.
- (b) Design review for new single-family two-family and three-family dwellings on individual lots which are not in Planned Developments shall be limited to height, bulk, lot coverage, and general compatibility with the neighborhood.
- (c) The following exceptions which do not require design review shall apply to exterior modifications:
 - (1) Changes in sign copy on existing changeable copy signs or signs designed to allow a change of copy, excluding painted signs or copy changes which increase the sign area or coverage or which physically alter the sign structure. Sign programs less than twenty-five square feet are also exempt.

- (2) Changes required in whole or part by a requirement of any government agency.
- (3) Additions to one-, two-, and three-family residential structures which do not break the existing roof line of the structure and which do not constitute a fifty percent or greater increase in floor area.

Section 20.85.030 Design Review Guidelines and Standards.

- (a) The Planning Commission, in exercising the scope of authority set forth in this section, shall by resolution adopt guidelines and standards for design review. The guidelines and standards shall be adopted only after a public hearing noticed and conducted in the manner required for zoning amendments in accordance with the provisions of Chapter 20.87. Any person or persons aggrieved by the actions of the Planning Commission may appeal the action in accordance with the provisions for appeal set forth in Chapter 20.90.
- (b) Guidelines and standards for design review shall be in accordance with the following:
 - (1) The site subject to design and review shall be graded and developed with due regard for the natural terrain, aesthetic quality, and landscaping so as not to impair the environmental quality, value, or stability of the site or the environmental quality or value of improved or unimproved property in the area.
 - (2) A building, structure, or sign shall:
 - (A) Reasonably relate to its site and property in the immediate and adjacent areas; and
 - (B) Not be of such poor quality of design as to adversely affect the environmental quality or desirability of the immediate areas or neighboring areas; and
 - (C) Not impair the benefits or occupancy of existing property or environmental quality thereof in such areas or the stability and value of improved or unimproved real property in such areas, or produce degeneration of property in such areas with attendant deterioration of conditions affecting the health, safety, and general welfare of the community.

- (3) A site shall be developed to achieve a harmonious relationship with the area in which it is located and adjacent areas, allowing a reasonable similarity of style or originality which does not impair the environmental quality or value of improved or unimproved property or prevent appropriate development and use of such areas or produce degeneration of properties in such areas with attendant deterioration of conditions affecting the health, safety, and general welfare of the City.
- (4) Open space, parking areas, pedestrian walks, signs, illumination, and landscaping (including irrigation) shall be designed and developed to enhance the environmental quality of the site, achieve a safe, efficient, and harmonious development, and accomplish the objectives set forth in the precise plan of design and design criteria.
- (5) Electrical and mechanical equipment or works and fixtures and trash storage areas shall be designed and constructed so as not to detract from the environmental quality of the site. Electrical and mechanical equipment or works and fixtures and trash storage areas shall be concealed by an appropriate architectural structure which uses colors and materials harmonious with the principal structure, unless a reasonable alternative is recommended by the Design Review Board.
- (6) For the purpose of determining a reasonable implementation of the design and the effect on the environmental quality of the area, the components considered in design review shall include but not be limited to exterior design, materials, textures, colors, means of illumination, landscaping, irrigation, height, shadow patterns, parking, access, security, safety, and other usual on-site development elements. The Design Review Board may also make recommendations as to site coverage, and the intensity of proposed development.

Section 20.85.040 Application.

- (a) When design review is required by this title, the application shall be submitted to the planning division as a part of the application for a PUD permit, use permit, or variance. Design review applications for projects not requiring a PUD permit, use permit, or

variance shall be submitted to the Planning Division on the prescribed design review forms. The application shall be accompanied by a non-refundable processing fee in an amount as set forth in the Master Fee Schedule of the City of South San Francisco adopted by Resolution of the City Council.

- (b) The planning division shall check each application submitted for design review for completeness and shall set the request for the review and consideration of the Design Review Board.
- (c) If alterations to the approved drawings are desired by the applicant, said drawings shall be re-submitted and processed according to the procedures established herein for approval of the original drawings.

Section 20.85.050 Design Review Board.

- (a) The Design Review Board shall consist of five members appointed by the Planning Commission. Each member shall be appointed for a term of four years. Two members shall be architects licensed by the state. Two members shall be either a landscape architect, designer, contractor, horticulturist, or person with equivalent landscaping expertise or background. One member shall be a building or engineering contractor. At least one of the members shall also be a resident and elector of the City.
- (b) The Design Review Board shall review design review applications, related drawings, and other matters related there-to and make recommendations to the Planning Commission and Director in accordance with the provisions of this chapter and the design review guidelines.
- (c) The Design Review Board members shall be compensated according to the schedule adopted by the City Council.

Section 20.85.060 Design Review Action. On matters that require Planning Commission approval, such as PUD permits, use permits, and variances, the Planning Director shall forward the Design Review Board's recommendations, with comments and recommendations if desired, to the Planning Commission. The Planning Director shall consider the recommendations of the Design Review Board and shall approve, conditionally approve, or disapprove the design review application. Conditions shall be reasonable, and designed to assure attainment of the standards established by this title. If the Planning Director disapproves the application standards or conditions which have not been met shall be specified. If the Planning Director fails to approve,

approve with conditions, or disapprove the application as submitted by the applicant within ninety days following the date the recommendation is received from the Design Review Board, the application as submitted shall be deemed approved, unless the Planning Commission grants the Planning Director a reasonable extension of time therefor. The determination by the Planning Director shall be subject to review by the Planning Commission either on appeal by the applicant or upon motion of the Planning Commission. If the Planning Commission fails to make an order to review the Planning Director determination at its next regular meeting after the determination, then the Planning Director determination shall be final.

Section 20.85.070 Appeals. A decision of the Planning Director may be appealed to the Planning Commission as provided in Chapter 20.90.

Section 20.85.080 Effect. No building permit shall be issued except in accordance with the terms and conditions of the design review approval. No certificate of occupancy shall be granted by the building division or approved by the Planning Director unless a design review approval has been secured therefor and the building or structure complies therewith.

Section 20.85.090 Expiration of Design Review Approval. Any design review approval granted in accordance with the terms of this title shall lapse and shall be deemed void two years after the date thereof if a building permit has not been issued therefor or construction has not commenced. Additional extensions of time may be granted by the Planning Director, Planning Commission, or City Council, whichever took the final action approving the permit.

Section 20.85.100 Failure to Comply with Conditions. Failure to comply with a design review approval condition is a violation of this title subject to enforcement, penalties, and legal procedure as prescribed by Chapter 20.98.

Section 20.85.110 Revocation or Modification of Design Review Approval. A design review approval may be revoked or modified as provided by Chapter 20.91.

CHAPTER 20.87

AMENDMENT PROCEDURE

Sections:

20.87.010	Purpose.
20.87.020	Method.
20.87.030	Initiation.
20.87.040	Hearing and Notice.
20.87.050	Action by Planning Commission.
20.87.060	Council Approval, Modification, or Disapproval.
20.87.070	Other Amendments.

Section 20.87.010 Purpose. The provision of Chapter 20.87 shall be known as the Amendment Procedure. The purpose of these provisions is to provide a uniform process for the amendment of this title.

Section 20.87.020 Method. This title may, by following the provisions of this chapter, be amended to change the boundaries of districts or to change any other provisions hereof which:

- (a) Regulate the use of buildings, structures and land as between industry, business, residences, open space, including agriculture, recreation, enjoyment of scenic beauty, use of natural resources and other purposes.
- (b) Regulate signs.
- (c) Regulate any or all of the following:
 - (1) The location, height, bulk, number of stories, and size of buildings and structures;
 - (2) The size and use of lots, yards, courts and other open spaces;
 - (3) The percentage of a lot which may be occupied by a building or structure;
 - (4) The intensity of land use.
- (d) Establish requirements for off-street parking and loading.
- (e) Establish and maintain building setback lines.

CHAPTER 20.88

NOTICE AND HEARING REQUIREMENTS

Sections:

20.88.010	Purpose.
20.88.020	Contents of Notice.
20.88.030	Types of Notice Defined.
20.88.040	Required and Optional Notice.
20.88.050	Public Hearing Scheduling Responsibility.
20.88.060	Public Hearing Procedures.

Section 20.88.010 Purpose. Chapter 20.88 establishes Notice and Hearing Requirements. The purpose of these provisions is to establish a procedure for notices and hearings required by this title.

Section 20.88.020 Contents of Notice. A notice of a public hearing shall include the date, time, and place of a public hearing, the identity of the hearing body or officer, a general explanation of the matter to be considered, and a general description, in text or by diagram, of the location of the real property, if any, that is the subject of the hearing.

Section 20.88.030 Types of Notice Defined. The following types of notice shall be provided when required by this chapter:

- (a) Type A Notice. When a provision of this title requires notice of a public hearing be given pursuant to this subsection, notice shall be published pursuant to Section 6061 of the Government Code in at least one newspaper of general circulation within the City of South San Francisco at least ten days prior to the hearing, or if there is no such newspaper of general circulation, the notice shall be posted at least ten days prior to the hearing in at least three public places within South San Francisco.
- (b) Type B Notice. When a provision of this title requires notice of a public hearing be given pursuant to this subsection, notice shall be given in all of the following ways:
 - (1) Notice of the hearing shall be mailed or delivered at least ten days prior to the hearing to the owner of the subject real property or the owner's duly authorized agent and to the project applicant.

- (2) Notice of the hearing shall be mailed or delivered at least ten days prior to the hearing to each local agency expected to provide water, sewage, streets, roads, schools or other essential facilities or services to the project, whose ability to provide those facilities and services may be significantly affected.
- (3) Notice of the hearing shall be mailed or delivered at least ten days prior to the hearing to all owners of real property as shown on the latest equalized assessment roll within three hundred feet of the real property that is the subject of the hearing. In lieu of utilizing the assessment roll, the department or officer giving notice may utilize records of the County Assessor of Tax Collector which contain more recent information than the assessment roll. If the number of owners to whom notice would be mailed or delivered pursuant to this paragraph or paragraph (1) is greater than one thousand, the department or officer giving notice, in lieu of mailed or delivered notice, may provide notice by placing a display advertisement of at least one-eighth page in at least one newspaper of general circulation within South San Francisco, at least ten days prior to the hearing.
- (4) If the notice is mailed or delivered pursuant to paragraph (3), the notice shall also either be:
 - (A) Published pursuant to Section 6061 of the Government Code in at least one newspaper of general circulation within South San Francisco at least ten days prior to the hearing; or
 - (B) Posted at least ten days prior to the hearing in at least three public places within the boundaries of the City of South San Francisco, including one public place in the area directly affected by the proceeding.
- (c) Type C Notice. When a provision of this title requires notice of a public hearing to be given pursuant to subsection (a) or (b) above, the notice shall also be mailed or delivered at least ten days prior to the hearing to any person who has filed a written request for notice with the Clerk or the secretary of the body conducting said hearing. A fee may be charged for such notices which fee shall be reasonably related to the cost of providing the service and shall be as set

forth in the Master Fee Schedule of the City of South San Francisco adopted by Resolution of the City Council.

- (d) Type D Notice. Notice of the hearing mailed or delivered at least ten days prior to the hearing to all owners of real property as shown on the latest equalized assessment roll within three hundred feet of the real property that is the subject of the hearing. In lieu of utilizing the assessment roll, the records of the county assessor or tax collector which contain more recent information than the assessment roll may be utilized. Type D notice shall also include either notice published one time in at least one newspaper of general circulation within the City of South San Francisco at least ten days prior to the hearing; or notice posted at least ten days prior to the hearing in at least three public places within the city limits of South San Francisco, including one public place in the area directly affected by the proceedings. If the number of owners to whom Type D notice would be mailed or delivered is greater than one thousand, notice in the form of a display advertisement of at least one-eighth page, published in at least one newspaper of general circulation within the City of South San Francisco, at least ten days prior to the hearing date may be used in lieu of Type D notice.

Section 20.88.040 Required and Optional Notice. The type or types of notice required for public hearings shall be as shown in Table 20.88.040. Optional notice may be provided as shown in this table.

Section 20.88.050 Public Hearing Scheduling Responsibility. Public hearings required by this title shall be scheduled by the responsible party shown in Table 20.88.040.

Section 20.88.060 Public Hearing Procedures. An applicant, or an applicant's representative may make a presentation of a proposed project. Hearings shall be conducted informally and need not be conducted according to technical rules relating to evidence and witnesses. Any relevant information shall be considered if it is the sort of information on which responsible persons are accustomed to rely on the conduct of serious affairs. The public hearing must be closed before a vote is taken.

Table 20.88.040: Hearing Scheduling Responsibilities and Notice Requirements

<u>Type of Hearing</u>	<u>Scheduling Responsibility</u>	<u>Required Notice Type</u>	<u>Optional Notice Type</u>
Amendment of Zoning Ordinance			
- Planning Commission	Planning Director	A ¹ ,C	D
- City Council	City Clerk	A,C	D
Variance and Use Permit			
o granting or modification requested by permittee			
- Planning Commission	Planning Director	B,C	D
o action to revoke or modify for cause			
- Planning Commission	Planning Director	B,C	D
o appeal of Planning Commission decision			
- City Council	City Clerk	B,C	D
PUD Permit			
o granting or modification requested by permittee			
- Planning Commission	Planning Director	B,C	D
- City Council (if required)	City Clerk	B,C	D
o action to revoke or modify for cause			
- Planning Commission	Planning Director	B,C	D
o appeal of decision of non-compliance			
- City Council	City Clerk	B,C	D
Appeal of Planning Director Decision			
- Planning Commission	Planning Director	B,C	D

Note: ¹ If the proposed amendment affects the permitted uses of real property, Notice Type B shall also be required.

Section 20.90.040 Appeal From Planning Commission Decision.

- (a) Except as specifically provided otherwise herein, the applicant or any other person affected by any order, requirement, decision, determination, or other action of the Planning Commission including any Planning Commission decision of an appeal from an order requirement, decision, determination or other action of the Planning Director may file an appeal with the City Council, provided the appeal is filed in writing on the prescribed form with the City Clerk within fifteen days after final action by the Commission. The appeal shall set forth the grounds for appeal. In addition, the City Council may on its own motion, within the fifteen-day period, order that a determination of the Planning Commission stand appealed. If no appeal is filed within fifteen days after the decision, the decision is final.
- (b) The City Council shall set a date for hearing the appeal. Notice of the hearing shall be given in the manner provided in Section 20.88.040 herein and to the applicant and party filing the appeal. Notice of such appeal shall also be given to the Planning Commission. The Planning Commission may be represented at the hearing.
- (c) The City Council shall render its decision within sixty days after the conclusion of the hearing on the appeal.
- (d) Failure on the part of the City Council to render its decision within the sixty day time frame set forth in Section 20.90.040(c) above, shall be deemed an approval by the City Council of the Planning Commission's action.

Section 20.90.050 Action by City Council.

- (a) Upon receipt of a written notice of appeal, the City Clerk shall inform the Secretary of the Planning Commission, who shall forward a record of the proceedings at the Planning Commission to the City Council. The record shall consist of the minutes of the proceedings and copies of documents and other evidence submitted to the Planning Commission for its consideration.
- (b) At the regular meeting at which the City Council is scheduled to act on the appeal from the Planning Commission's decision, the presentation by the appellant shall be limited to the information and

unless the Council finds that there is relevant, non-cumulative evidence which, in the exercise of reasonable diligence, could not have been produced at the Planning Commission hearing or which was improperly excluded at that hearing. In the event significant new evidence, which may include substantial changes to the proposal, is presented in conjunction with the appeal, the matter may be returned, at the City Council's option, to the Planning Commission for further consideration and decision.

- (c) The City Council shall exercise its independent judgment after considering the information set forth in subdivision (b) above. The decision of the City Council shall be final.

CHAPTER 20.91

REVOCATION AND MODIFICATION OF PERMITS

Sections:

20.91.010	Purpose.
20.91.020	Application for Modification of a Permit.
20.91.030	Revocation or Modification of a Permit for Cause.
20.91.040	Planning Commission Hearing.
20.91.050	Planning Commission Hearing Procedure.
20.91.060	Planning Commission Recommendation.
20.91.070	Presentation of Planning Commission Recommendation to City Council.
20.91.080	City Council Action on Planning Commission Recommendation.

Section 20.91.010 Purpose. Chapter 20.91 establishes the procedure for Revocation and Modification of Permits. The purpose of these provisions is to establish procedures for the revocation or modification of permits pursuant to this title.

Section 20.91.020 Application for Modification of a Permit. Any person holding a permit granted under this title may apply for a modification by following the same procedure required for the initial application for the permit, except that any permit which was issued ten years ago or earlier shall not be modified; a new permit shall be required. For the purpose of this section, the modification of a permit may include modification of the terms of the permit itself or the waiver or alteration of conditions imposed incident to the granting of the permit. The modification of a permit includes the modification of a design review approval.

Section 20.91.030 Revocation or Modification of a Permit for Cause. A permit may be revoked or modified for cause as provided by the provisions of this section. For purposes of this section, the modification of a permit may include the modification of the terms of the permit itself or the waiver, alteration or imposition of new conditions. The revocation or modification of a permit for cause includes the revocation or modification of a design review approval for cause.

- (a) Grounds for Revocation or Modification. A permit may be revoked or modified pursuant to the provisions of this section upon a finding of any one or more of the following grounds:

- (1) That such permit was obtained or extended by fraud.
 - (2) That one or more of the conditions upon which such permit was granted have been violated.
 - (3) That the use or facility for which the permit was granted is so conducted or maintained as to be detrimental to the public health or safety, or as to be a nuisance.
- (b) Initiation of Action. An action to revoke or modify a permit may be initiated by order of the City Council, Planning Commission, or the Planning Director, whichever granted, extended or modified the permit, on its own motion or on the request of any City officer; provided, however, that the Planning Commission may initiate an action to revoke or modify any permit granted or modified by the Planning Director, and the City Council may initiate an action to revoke or modify any permit granted or modified by either the Planning Director or Planning Commission. The order shall set forth grounds for revocation or modification.

Section 20.91.040 Planning Commission Hearing. The Planning Commission shall hold an evidentiary hearing, scheduled and noticed as required by Chapter 20.88, regarding the order proposing the revocation or modification of a permit.

Section 20.91.050 Planning Commission Hearing Procedure. The Planning Commission hearing shall be conducted according to the following procedure.

- (a) At the time and place of hearing, the Planning Commission shall hear and consider all relevant evidence, including but not limited to applicable staff reports, objections or protests by the permittee with regard to the alleged violations of required conditions, and recommendations proposed by staff. The hearing may be continued if so warranted.
- (b) The hearing need not be conducted according to the technical rules of evidence.
- (c) Hearsay evidence may be used for the purpose of supplementing or explaining direct evidence, but hearsay evidence shall not be sufficient in itself to support a finding.

Section 20.91.060 Planning Commission Recommendation. Upon the conclusion of the public hearing, the Planning Commission may, on the basis of the evidence presented at the hearing, make a

finding on any one or more of the grounds listed in section 20.91.030 and make a recommendation to the City Council to revoke or modify the permit.

Section 20.91.070 Presentation of Planning Commission

Recommendation to City Council. The Planning Director shall submit a staff report at the next regular City Council meeting which recommends that the City Council set a date to consider the recommendation of the Planning Commission and to act on same. The staff report shall recommend a date within thirty days of the council's receipt of the recommendation of the Planning Commission. This staff report shall note that no further hearing is required to be held on the matter. The document containing the recommendation of the Planning Commission and a copy of the minutes of the Planning Commission proceedings and copies of documents and other evidence submitted to the Planning Commission shall accompany the staff report.

Section 20.91.080 City Council Action on Planning Commission

Recommendation. At the regular meeting at which the City Council is scheduled to act on the recommendation of the Planning Commission, the Council shall hear brief arguments by the permittee and City staff; and take action based upon the record of proceedings and the recommendation of the Planning Commission, the findings contained in the staff report, and the arguments presented to the Council and revoke, modify, or let stand the permit in question. A decision by the City Council to revoke or modify a permit shall be accompanied by a directive to the City Attorney to prepare a resolution setting forth the action taken by the Council.

CHAPTER 20.97

NONCONFORMING USES AND STRUCTURES REGULATIONS

Sections:

20.97.010	Purpose.
20.97.020	Continuation--Restrictions.
20.97.030	Continuation-Residential Dwelling.
20.97.040	Nonconformance to District Regulations.
20.97.050	Extension Throughout Building or Structure.
20.97.060	Improvement of Nonconforming Uses or Structures.
20.97.070	Abandonment.
20.97.080	Restoration of Destroyed Building or Structure.
20.97.090	Applicability of Regulations.

Section 20.97.010 Purpose. Chapter 20.97 establishes the Nonconforming Uses and Structures Regulations. The purpose of these provisions is to establish procedures for dealing with nonconforming uses and structures.

Section 20.97.020 Continuation--Restrictions. The lawful use of land existing at the time of the adoption of this title, although such use does not conform to the regulations herein specified for the district in which such land is located, may be continued, provided that no such use shall be enlarged or increased or be extended to occupy a greater area than that occupied by such use at the time of the adoption of this title, and that if any such use ceases, the subsequent use of such land shall conform to the regulations specified by this title for the district in which such land is located unless otherwise specified herein.

Section 20.97.030 Continuation-Residential Dwelling. Any lot or parcel of land under one ownership and of record as of the time of the adoption of this title, and where no adjoining land is owned by the same person, may be used as a building site for a residential dwelling even when it contains less area than that required by either the minimum site area per dwelling unit or the minimum lot size regulations for the district in which it is located.

Section 20.97.040 Nonconformance to District Regulations. The lawful use of a building or structure existing at the time of the adoption of this ordinance may be continued although such use does not conform to the regulations specified for the district in which such building or structure is located, and continued use is not hazardous or dangerous to public health or safety.

Section 20.97.050 Expansion Throughout Building or Structure.

The nonconforming use of a portion of a building or structure may be extended throughout the building or structure provided that in each case a use permit is first obtained.

Section 20.97.060 Improvement of Nonconforming Uses or Structures. The physical improvement of nonconforming buildings or structures, or buildings and structures containing nonconforming uses, shall be permitted, provided that the area occupied by the nonconforming use, building, or structure is not increased, unless as provided in Section 20.97.050.

Section 20.97.070 Abandonment. If the nonconforming use of a building or structure, or of a portion of a building or structure ceases for a continuous period of six months, it shall be considered abandoned and shall thereafter be used only in accordance with the regulations for the district in which it is located.

Section 20.97.080 Restoration of Destroyed Building or Structure. A nonconforming building or structure damaged or destroyed by fire, explosion, earthquake, or other act to an extent of more than fifty percent of the appraised value thereof, may be restored only if made to conform to all the regulations of the district in which it is located, provided that such building may be restored to a total floor area not exceeding that of the former building if a use permit is first secured.

Section 20.97.090 Applicability of Regulations. Nothing contained in this title shall be deemed to require any change in the plans, construction, or designated use of any building or structure for which a building permit has properly been issued, in accordance with the provision of ordinances then in effect and upon which actual construction has been started prior to the effective date of this ordinance, provided that in all such cases, actual construction shall be diligently carried on until completion of the building or structure.

CHAPTER 20.98

ENFORCEMENT, PENALTIES, AND LEGAL PROCEDURE

Sections:

20.98.010	Purpose.
20.98.020	Enforcement.
20.98.030	Penalty for Violation.
20.98.040	Nuisances Declared--Abatement.
20.98.050	Revocation of Other Permits and/or Business Licenses.
20.98.060	Remedies Cumulative.

Section 20.98.010 Purpose. Chapter 20.98 establishes the Enforcement, Penalties, and Legal Procedures. The purpose of these provisions is to set forth uniform procedures for enforcement of the requirements of this title.

Section 20.98.020 Enforcement. All departments, officials, and public employees of the City vested with the duty or authority to issue permits or licenses shall conform to the provisions of this title, and shall issue no permit or license for uses, buildings or purposes in conflict with the provisions of this title, and any such permit or license issued in conflict with the provisions of this title shall be null and void. It shall be the duty of the building inspector of the City to enforce the provisions of this title pertaining to the erection, construction, reconstruction, moving, conversion, alteration, or addition to or of any building or structure.

Section 20.98.030 Penalty for Violation. Any person violating a provision of this title or failing to comply with a mandatory requirement of this title shall be guilty of a misdemeanor and, upon conviction, such person shall be punished as set forth in Chapter 1.24 of the South San Francisco Municipal Code.

Section 20.98.040 Nuisances Declared--Abatement. Any building, structure, or planting set up, erected, constructed, altered, enlarged, converted, moved, or maintained contrary to the provisions of this title, any use of any land, building, or premises established, conducted, operated, or maintained contrary to the provisions of this title, and failure to comply with any of the conditions of a permit granted under this title is declared to be unlawful and a public nuisance; and the City Attorney of the City shall, upon order of the City Council, or on his or her own motion, immediately commence action or proceedings for the abatement and removal and enjoinder thereof in the manner prescribed by law, and shall take such other steps and shall apply to such courts as may have jurisdiction to grant such

relief as will abate and remove such use, building, structure, or planting and restrain and enjoin any person, firm, or corporation from setting up, erecting, building, or maintaining any such use, building, structure or planting contrary to the provisions of this title.

Section 20.98.050 Revocation of Other Permits and/or Business Licenses. In addition to the remedies provided above, any person violating a provision of this title or failing to comply with the mandatory requirements of this title is subject to having any other related permits or any related business licenses revoked by the issuing authority for said violation.

Section 20.98.060 Remedies Cumulative. The remedies provided for herein shall be cumulative and not exclusive.

CHAPTER 20.100

PREZONING PROCEDURE

Sections:

20.100.010	Purpose.
20.100.020	Scope.
20.100.030	Procedure.
20.100.040	Effective Date of Zoning.

Section 20.100.010 Purpose. Chapter 20.100 establishes the Prezoning Procedure. The purpose of these provisions is to establish a procedure for prezoning adjoining unincorporated territory.

Section 20.100.020 Scope. Unincorporated territory adjoining the City may be prezoned for the purpose of determining the zoning that will apply to such property in the event of subsequent annexation.


Section 20.100.030 Procedure. Prezoning shall be initiated and subject to the procedures established under Chapter 20.87.

Section 20.100.040 Effective Date of Zoning. The zoning accomplished by prezoning of the property shall become effective at the time that annexation to the City becomes effective.

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